



Breadels Field, Beggarwood, Basingstoke, RG22 4RZ
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this two bedroom house, situated on the outskirts of the popular Beggarwood development. The well balanced accommodation offers entrance hall, living room, kitchen/dining room, two good sized bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, a private enclosed garden and allocated parking.

ENTRANCE HALL:

Stairs to first floor, radiator, door to -

LOUNGE:

13'9" x 9'2" (4.19m x 2.79m)

Front aspect, double glazed window, radiator, door to -

KITCHEN/DINING ROOM:

10'1" max x 9'10" max (3.07m max x 3.00m max)

Rear aspect, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, single drainer sink unit, appliance space, tiled flooring, radiator, wall mounted boiler, under stairs cupboard, sliding patio doors to rear garden.

CLOAKROOM:

Low level w.c., wash hand basin, double glazed window.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

13'4" x 8'7" (4.06m x 2.62m)

Rear aspect, double glazed window, radiator.

BEDROOM TWO:

13'4" x 8'6" (4.06m x 2.59m)

Front aspect, double glazed window, radiator, airing cupboard.

BATHROOM:

6'8" x 6'4" (2.03m x 1.93m)

White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, tiled surrounds, radiator, extractor fan.

GARDENS:

To the front of the property is a lawned garden, pathway to the front door, hedging. To the rear of the property is a lawned garden, shrub borders, enclosed to all boundaries, rear gate access leading to parking.

PARKING:

Two allocated parking spaces to the rear of the property.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

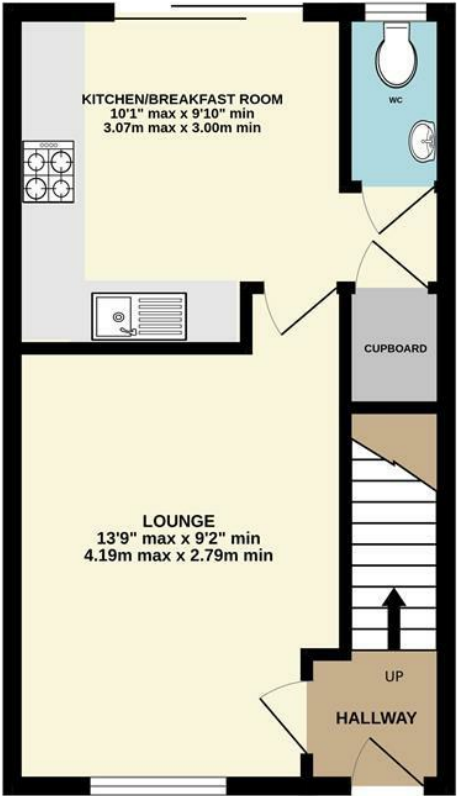
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

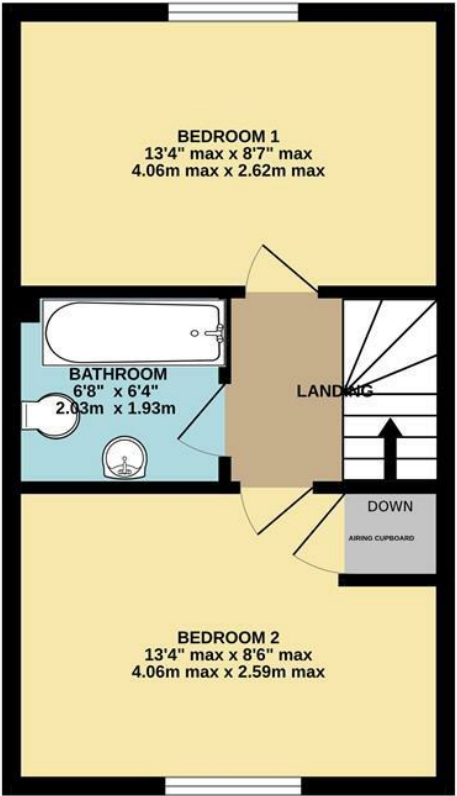
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2 BEDROOM HOUSE
TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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