



Carmichael Way, Brighton Hill, Basingstoke, RG22 4NL

£350,000



CHEQUERS

Independent Estate Agents

Carmichael Way, Brighton Hill, Basingstoke, RG22 4NL

CHEQUERS are pleased to offer this well presented three bedroom end of terrace family home, set close to local amenities. The accommodation includes 17' x 16' lounge/dining room, modern kitchen and cloakroom, three bedrooms and a refitted bathroom. Externally there is a block paved driveway for 2 cars to the front and a landscaped rear garden with patio and artificial lawn, enjoying a private aspect. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Storage cupboard, door to -

ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard.

CLOAKROOM:

Modern fitted suite comprising vanity unit with inset wash hand basin and low level w.c.

LOUNGE/DINING ROOM:

17'6" x 16'7" (5.33m x 5.05m)

Rear aspect, double glazed window, double glazed French doors to garden, radiator.

KITCHEN:

11' max x 10' max (3.35m max x 3.05m max)

Front aspect, double glazed window, refitted and comprising range of eye and base level units, work surfaces and breakfast bar, single drainer sink unit with mixer tap, cooker point, extractor fan, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, walk-in storage cupboard, cupboard housing boiler.

BEDROOM ONE:

11'11" max x 10'7" max (3.63m max x 3.23m max)

Front aspect, double glazed window, built-in wardrobes, radiator.

BEDROOM TWO:

11'10" max x 10'2" max (3.61m max x 3.10m max)

Rear aspect, double glazed window, built-in wardrobe, radiator.

BEDROOM THREE:

8'10" x 7'8" (2.69m x 2.34m)

Rear aspect, double glazed window, radiator.

BATHROOM:

6'8" x 6' (2.03m x 1.83m)

Double glazed window, modern suite comprising panel enclosed bath with shower over, shower screen, vanity unit with inset wash hand basin and low level w.c., heated towel rail.

GARDENS:

To the front of the property is a block paved area, mature hedging. The garden to the rear enjoys a private aspect, patio leading to artificial lawn with raised sleeper borders, further tiled patio area, side gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

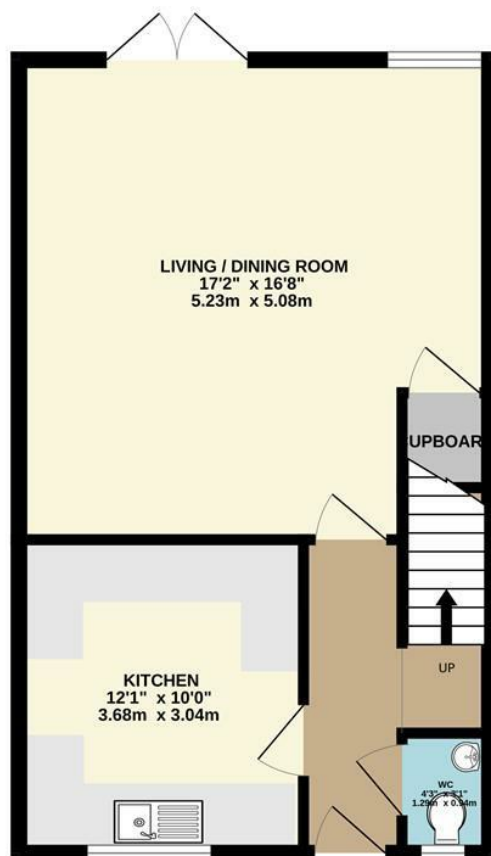
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

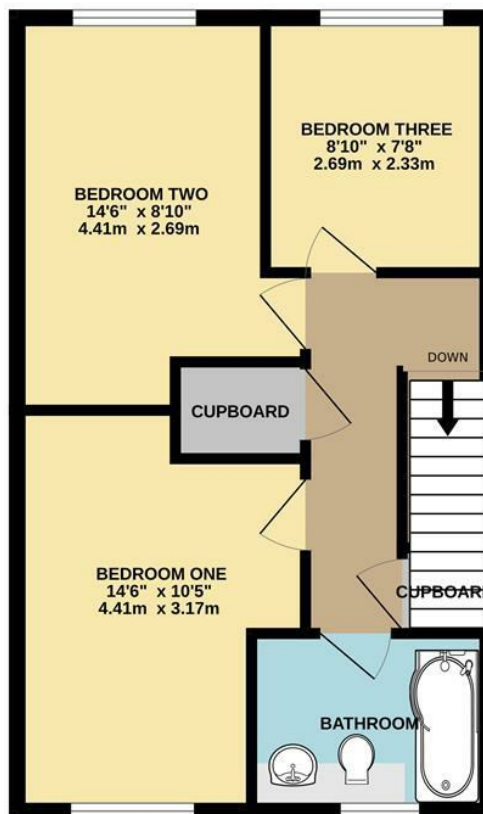
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BED END

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC





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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

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