



Water End Park, Old Basing, Basingstoke, RG24 7BB  
**Asking Price £249,950**



## Water End Park, Old Basing, Basingstoke, RG24 7BB

NO ONWARD CHAIN - Sought after Water End Park - over 55's - CHEQUERS are pleased to offer this rare opportunity to purchase a well presented and much improved park home backing into the river Lyde, enjoying riverside views and rear garden enjoying a private aspect. The property features a modern kitchen/dining room with integrated appliances, 18' living room, two double bedrooms and a modern shower room with walk-in double shower cubicle. The property benefits from gas radiator heating and double glazing and has recently been refloored and carpeted throughout. There are landscaped gardens to the front and rear of the property and a block paved driveway. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH:

Double glazed front door, double glazed window, door to -

### KITCHEN/DINING ROOM:

18'10" max x 8' max (5.74m max x 2.44m max)  
Front and side aspect, double glazed windows, range of eye and level units, work surfaces, inset sink unit with mixer tap, fitted induction hob with extractor over, fitted oven and microwave with cupboards above and below, plumbing for washing machine, appliance space, laminate flooring, radiator, storage cupboard, double doors to -

### LOUNGE:

18' x 10'9" max (5.49m x 3.28m max)  
Front and side aspect, double glazed windows, two radiators, inset spotlights, built-in cupboard, feature alcove with recessed spotlights, door to -

### INNER HALL:

Double glazed door to side, cupboard housing combi boiler (3 years old).

### BEDROOM ONE:

11'8" x 9'4" (3.56m x 2.84m)  
Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

14'5" max x 9'4" max (4.39m max x 2.84m max)  
Side aspect, twin double glazed windows, radiator.

### SHOWER ROOM:

6'10" x 5'4" (2.08m x 1.63m)  
Refitted and comprising walk-in double shower cubicle with riser and raindrop shower head, glass shower screen, vanity unit with inset wash hand basin, low level w.c., laminate flooring, inset spotlights.

### OUTSIDE:

To the front of the property is artificial lawn and shingled area, block paved driveway, pathway to porch, gates to either side leading to rear garden. To the rear of the property is a private garden, artificial lawn and patio larea, flower borders, steps down to the river Lyde, views of countryside beyond, three sheds, outside light.

### AGENTS NOTE:

The site is for the over 50's.  
Residents pay the site owner quarterly for electricity and water.  
Maintenance and ground rent - £245.00 per calendar month (subject to change)

### MONEY LAUNDERING REGULATION:

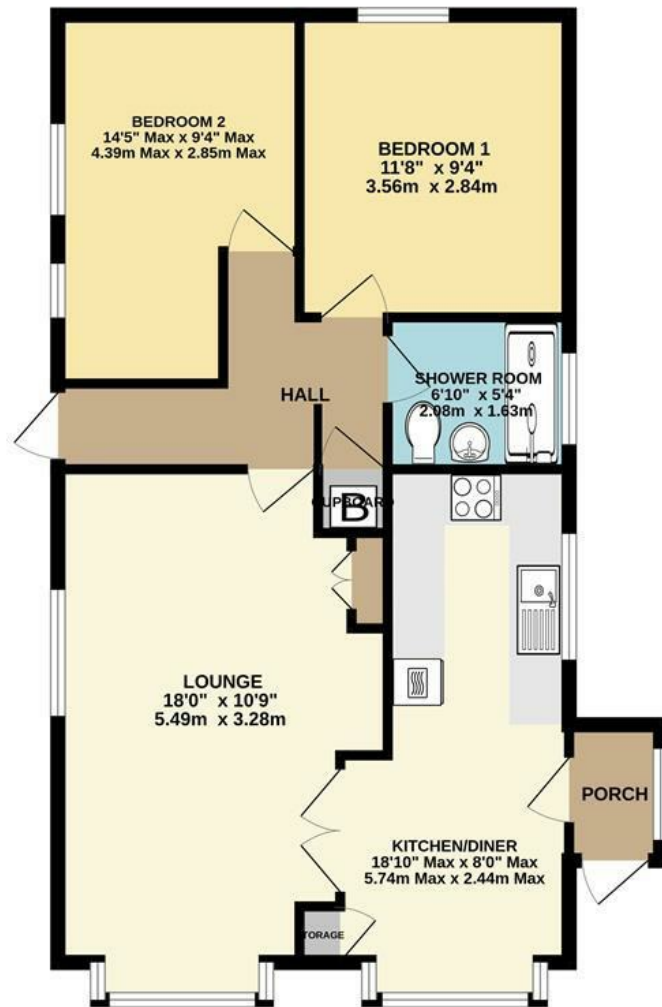
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



2 BEDROOM PARK HOME

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission of mis-stated prospective purchases and no responsibility is taken for any errors or omissions that may have not been given.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental friendliness - lower CO <sub>2</sub> emissions	C		
Some environmental friendliness - lower CO <sub>2</sub> emissions	D		
Not very environmentally friendly - higher CO <sub>2</sub> emissions	E		
Not environmentally friendly - higher CO <sub>2</sub> emissions	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		

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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.

