



Shipton Way, Berg Estate, Basingstoke, RG22 6JX
Guide Price £385,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this extended three bedroom detached bungalow, set on the popular Berg Estate. The accommodation includes entrance porch and hall, kitchen/breakfast room, lounge, conservatory, three bedrooms and a shower room. Externally there is driveway parking for several cars leading to a detached garage with remote control electric door and a workshop behind. Also benefiting from gas radiator heating, double glazing and a rear garden with a private aspect, prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Double glazed front door, further double glazed doors to -

ENTRANCE HALL:

Radiator, access to loft space (newly insulated to current standards), two storage cupboards,

LOUNGE:

16' x 10'11" (4.88m x 3.33m)

Side aspect, double glazed window, 3 t.v aerial points, feature fireplace with coal effect gas fire and wooden mantle over, radiator, sliding patio doors to -

CONSERVATORY:

18'6" x 8' (5.64m x 2.44m)

Part wall and UPVC double glazed constructions, two sets of double glazed doors to garden, radiator, t.v point.

KITCHEN/BREAKFAST ROOM:

12'10" x 9'10" (3.91m x 3.00m)

Side aspect, double glazed window, range of eye and base level units, roll edged work surfaces and breakfast bar, inset 1.5 bowl sink unit, fitted hob, built-in oven, plumbing for washing machine and dishwasher, appliance space, double glazed door to conservatory.

BEDROOM ONE:

11' x 10'3" (3.35m; x 3.12m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

14'10" x 6'8" (4.52m x 2.03m)

Double aspect, double glazed windows to front and side, radiator.

BEDROOM THREE:

10'11" max x 6'11" (3.33m max x 2.11m)

Side aspect, double glazed window, radiator.

SHOWER ROOM:

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

Side aspect, double glazed window, suite comprising corner shower cubicle with sliding door, vanity unit with inset wash hand basin and cupboards below, low level w.c with concealed cistern, chrome heated towel rail, wall mounted electric heater, extractor fan, tiled walls.

GARDENS:

To the front of the property is a shingled garden with beds and tubs, pathway to front door, driveway for several cars leading to detached garage, side access to rear. The rear garden enjoys a good level of privacy, 3 paved patios, artificial grass with raised borders, two wooden planters, summer house, gates to either side of the property leading to the front, enclosed by wooden fencing.

GARAGE:

16'4" x 8' (4.98m x 2.44m)

Remote control electric up and over door, double glazed door to garden, light and power.

WORKSHOP:

9'10" x 6'10" (3.00m x 2.08m)

Side aspect double glazed door and window, light and power, work bench.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

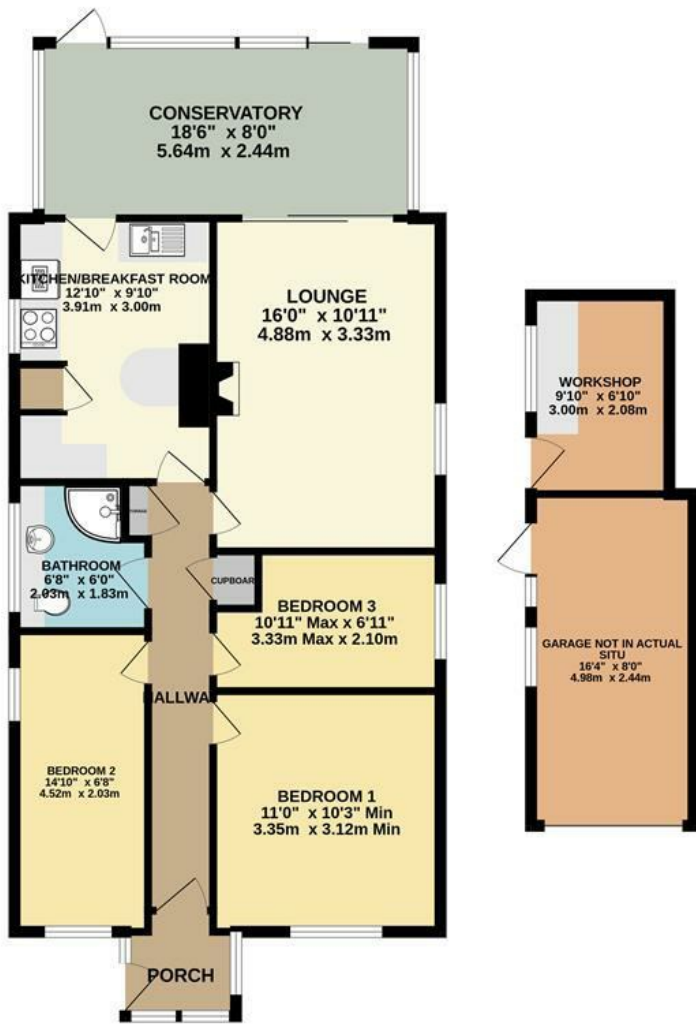
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



3 BEDROOM DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not can be given prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C		
55-68	D	70	
49-54	E		
41-45	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-45) F			
(35-39) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

