



West Ham Close, Worting, Basingstoke, RG22 6PF  
**Guide Price £315,000**



**CHEQUERS**

Independent Estate Agents



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## West Ham Close, Worting, Basingstoke, RG22 6PF

NO ONWARD CHAIN - CHEQUERS are pleased to market this three bedroom family home which has been refurbished by the present owners and overlooks a small green. The accommodation includes entrance hall, cloakroom, refitted kitchen, 22' lounge/dining leading onto a private garden with a westerly aspect. There are three good sized bedrooms and a refitted bathroom arranged on the first floor. The property benefits from gas radiator heating and double glazing. Prompt viewing is recommended. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Composite door, radiator, under stairs cupboard, meter cupboard, laminate flooring, stairs to first floor.

### CLOAKROOM:

Front aspect, double glazed window, low level w.c., wash hand basin with cupboards below, radiator.

### REFITTED KITCHEN:

10'8" x 10'6" (3.25m x 3.20m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset hob with chimney extractor over, built-in double oven with cupboards above and below, built-in microwave, inset sink unit with mixer tap, plumbing for washing machine, appliance space.

### LOUNGE/DINING ROOM:

22' x 10'8" (6.71m x 3.25m)

Double aspect, double glazed window to front, double glazed French doors to rear garden, two vertical radiators, wall light points, openreach point, laminate flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, cupboard housing gas fired combi boiler.

### BEDROOM ONE:

14' x 9'8" (4.27m x 2.95m)

Rear aspect, double glazed window, radiator, feature wall panelling, two built-in double wardrobes with feature panelling.

### BEDROOM TWO:

11' x 9'6" (3.35m x 2.90m)

Rear aspect, double glazed window, radiator, small built-in cupboard.

### BEDROOM THREE:

9'9" x 7'8" (2.97m x 2.34m)

Front aspect, double glazed window, radiator, laminate flooring.

### REFITTED BATHROOM:

9'3" x 4'8" (2.82m x 1.42m)

Front aspect, double glazed window, panel enclosed bath with mixer tap and shower attachment, glass shower screen, low level w.c., wash hand basin with cupboards below, chrome heated towel rail.

### GARDENS:

The garden to the front is laid to shingle and artificial lawn, block paved pathway to front door, enclosed by low railings. To the rear of the property is a west facing garden enjoying a private aspect, paved patio leading to lawned area, brick built shed, outside tap, enclosed by fencing, rear gate access leading to communal parking.

### 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.

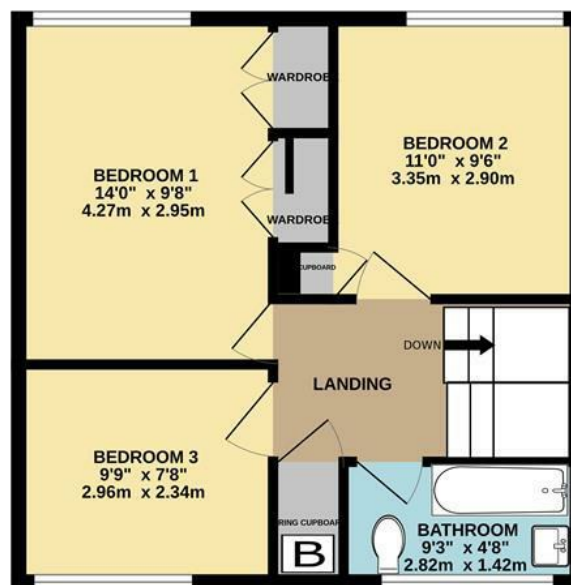
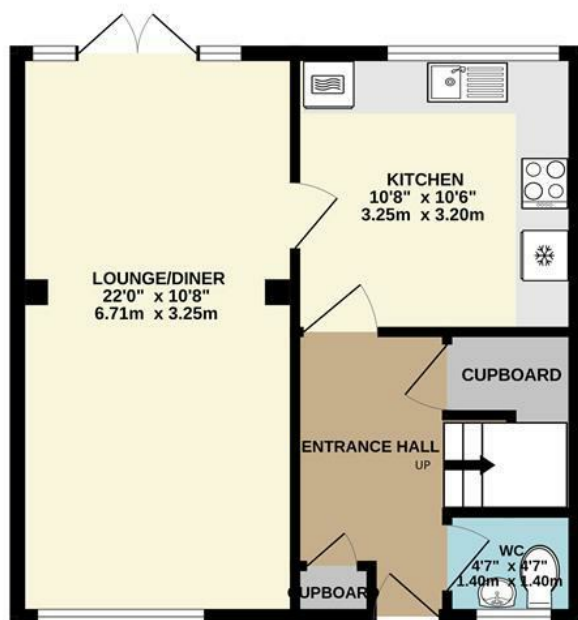
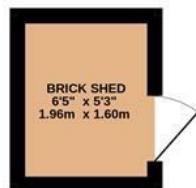
### REFERRALS:

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 BEDROOM TERRACED

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 can be given.



| 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 <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |



