



Hamelyn Road, Town Centre, Basingstoke, RG21 8UX  
**Guide Price £235,000**



**CHEQUERS**  
Independent Estate Agents

## Hamelyn Road, Town Centre, Basingstoke, RG21 8UX

CHEQUERS are pleased to offer for sale this well presented ground floor maisonette with its own garden, set in the heart of the town centre, close to local amenities, main line railway station and Festival Place. The property requires viewing to appreciate all on offer - lounge, modern kitchen, two bedrooms and a bathroom. Further benefits include double glazing, gas radiator heating and enclosed garden. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Radiator, storage cupboard.

### LOUNGE:

14'5" max, 13'3" min x 11'7" (4.39m max, 4.04m min x 3.53m)

Rear aspect, double glazed window, door to rear garden, radiator.

### KITCHEN:

12'6" max x 7'9" max (3.81m max x 2.36m max)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob, appliance space, tiled surrounds.

### BEDROOM ONE:

11'9" max x 11'1" max (3.58m max x 3.38m max)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

8'9" max x 7'6" max (2.67m max x 2.29m max)

Front aspect, double glazed window, radiator.

### BATHROOM:

6'5 x 5'7" (1.96m x 1.70m)

Front aspect, double glazed window, panel

enclosed bath with shower over and shower screen, low level w.c., wash hand basin, tiled surrounds, heated towel rail.

### GARDENS:

To the front of the property is a lawned garden with pathway to the front door, side access. To the rear of the property is an enclosed garden, patio leading to lawned area, storage cupboard.

### LEASE DETAILS:

We have been advised there are approximately 933 years remaining on the lease. Ground rent - £8.50 per annum for the life of the lease. Insurance - £286.68 for current year. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band B

### AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the vendor is a connected person as defined by the act.

### MONEY LAUNDERING REGULATIONS:

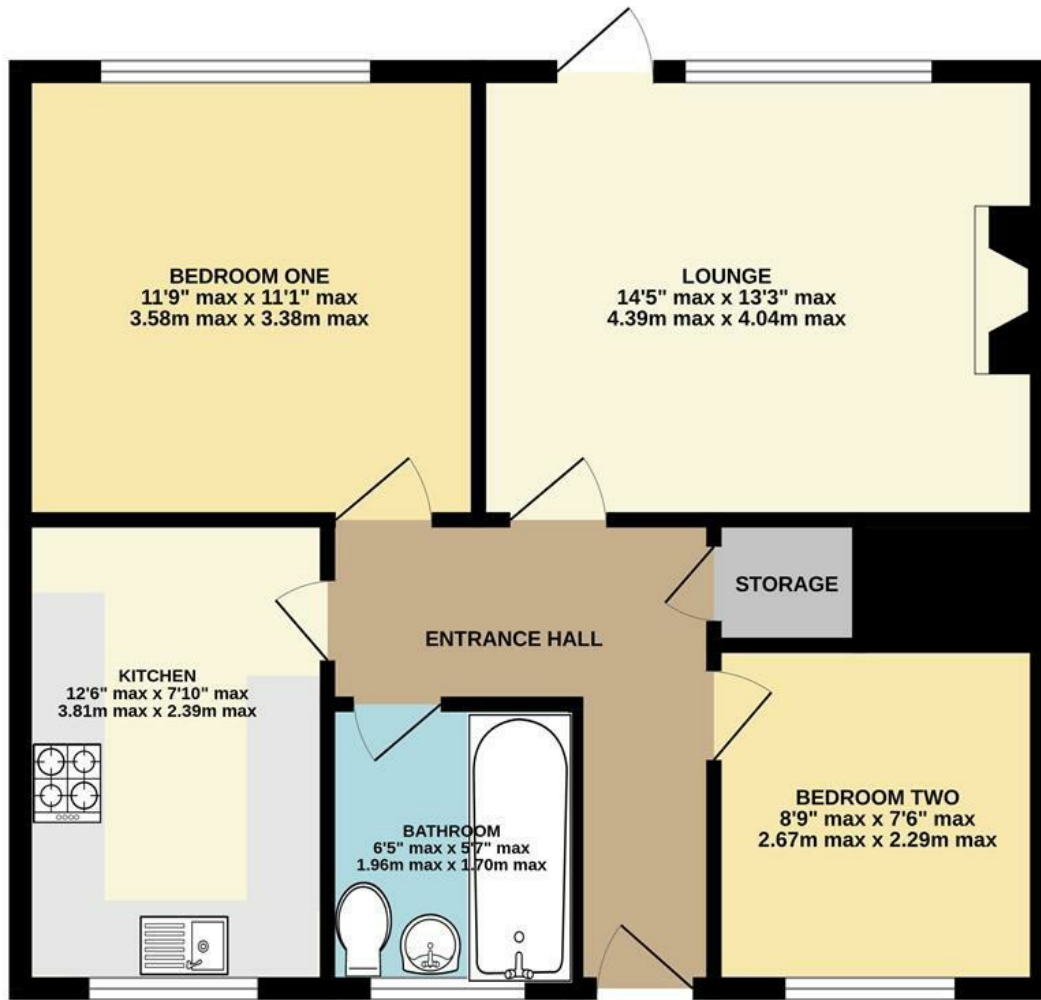
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



Whilst every attempt has been made to ensure the accuracy of this information, the advertiser does not accept any liability for any omission or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances shown are subject to availability and efficiency at the time of purchase. Made with Metropix 3.0



Energy Efficiency Rating		Current	Interest
Very energy efficient - lower running costs	A		
191-214	B		
155-190	C		
120-154	D		
85-119	E		
50-84	F		
15-49	G		
Not energy efficient - higher running costs		71	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Interest
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
92-151	B		
69-91	C		
46-68	D		
23-45	E		
1-22	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		

England & Wales EU Directive 2002/91/EC

