



Chesterfield Road, Black Dam, BASINGSTOKE, RG21 3BG  
**Guide Price £325,000**





## Chesterfield Road, Black Dam, BASINGSTOKE, RG21 3BG

NO ONWARD CHAIN - CHEQUERS are delighted to market this three bedroom semi-detached home in need of modernisation and benefiting from a generously sized rear garden with a westerly aspect. The accommodation includes lounge, dining room, kitchen, three bedrooms, bathroom and a separate w.c. There is also driveway parking for 1 car. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Double glazed window, storage heater, stairs to first floor.

### DINING ROOM:

12'6" x 9'1" (3.81m x 2.77m)

Front aspect, double glazed window, t.v aerial point, storage heater.

### LOUNGE:

13'2" x 12'7" (4.01m x 3.84m)

Rear aspect, double glazed patio doors to garden, t.v aerial point.

### KITCHEN:

9'10" x 7' (3.00m x 2.13m)

Rear aspect, double glazed window, eye and base level units, inset sink unit, appliance space, under stairs cupboard, double glazed door to side.

### STAIRCASE GIVES ACCESS TO LANDING:

Side aspect, double glazed window, storage heater, access to loft space.

### BEDROOM ONE:

13' x 10'6" (3.96m x 3.20m)

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

### BEDROOM TWO:

10'6" max x 9'5" (3.20m max x 2.87m)

Rear aspect, double glazed window, airing cupboard, built-in single wardrobe.

### BEDROOM THREE:

9' max x 8' max (2.74m max x 2.44m max)

Front aspect, double glazed window, over stairs cupboard.

### BATHROOM:

6'2" x 5'2" (1.88m x 1.57m)

Rear aspect, double glazed window, panel enclosed bath, wall mounted sink, tiled surrounds.

### SEPARATE W.C:

Side aspect, double glazed window, low level w.c.

### GARDENS:

To the front of the property is a lawned garden with flower borders, enclosed by low level hedging and ranch fencing, pathway to front door, driveway parking for 1 car. The rear garden enjoys a westerly aspect, full width paved patio with well stocked raised borders, lawned area, green house, two timber sheds, outside tap, enclosed by hedging, gate to driveway.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

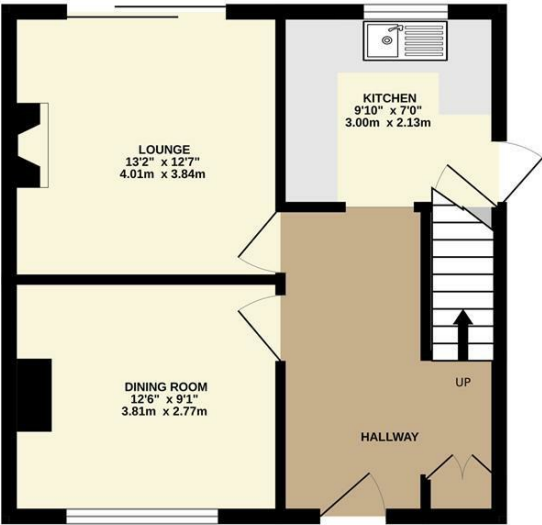
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

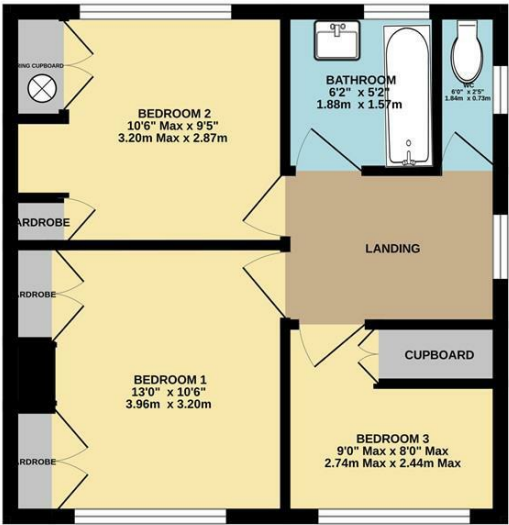
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI

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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