



Sandbanks Drive, Hatch Warren, Basingstoke, RG22 4UL  
**Guide Price £325,000**



**CHEQUERS**  
Independent Estate Agents

## Sandbanks Drive, Hatch Warren, Basingstoke, RG22 4UL

NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented end of terrace house in the favoured location of Hatch Warren. The accommodation comprises entrance lobby, kitchen with granite work surfaces, 17' x 12' living room with wooden flooring and access to an all year conservatory/dining room with radiator heating. There are two good sized bedrooms with built-in wardrobes and family bathroom. To the front of the property is a small garden with driveway parking for 1 car and the rear garden is landscaped, enjoying a private aspect. (draft particulars - awaiting vendors approval)

### ENTRANCE LOBBY:

Double glazed front door, radiator, tiled flooring, door to lounge, access to -

### KITCHEN:

8'2" x 7' (2.49m x 2.13m)

Front aspect, double glazed window, range of eye and base level units, granite work surfaces with inset 1.5 sink unit, fitted oven and hob, extractor, integrated fridge and separate freezer, plumbing for washing machine, appliance space, tiled flooring.,

### LIVING ROOM:

17' max x 12' max (5.18m max x 3.66m max)

Rear aspect, double glazed window, two radiators, wooden flooring, stairs to first floor, under stairs storage, French doors to -

### CONSERVATORY:

9'7" x 7'8" (2.92m x 2.34m)

French doors to rear garden, radiator, tiled flooring.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Double glazed window, access to part boarded loft space with light and ladder, airing cupboard.

### BEDROOM ONE:

10'0" x 8'8" min (3.05m x 2.64m min)

Rear aspect, double glazed window, built-in double wardrobe, fitted furniture with overhead storage, radiator. laminate flooring,

### BEDROOM TWO:

10'10" x 6'9" (3.30m x 2.06m)

Front aspect, double glazed window, built-in wardrobe, radiator, laminate flooring.

### BATHROOM:

7'11" x 5' (2.41m x 1.52m)

Front aspect, double glazed window, white suite comprising panel enclosed bath with electric shower over, low level w.c., pedestal wash hand basin, tiled flooring.

### GARDENS:

To the front of the property is driveway parking for 1 car, raised and stocked brick planter. The rear property enjoys a private aspect, landscaped with block paved patio and pathway, stocked flower and shrub borders, garden shed.

### COUNCIL TAX:

Band C

### MONEY LANDERING REGULATIONS:

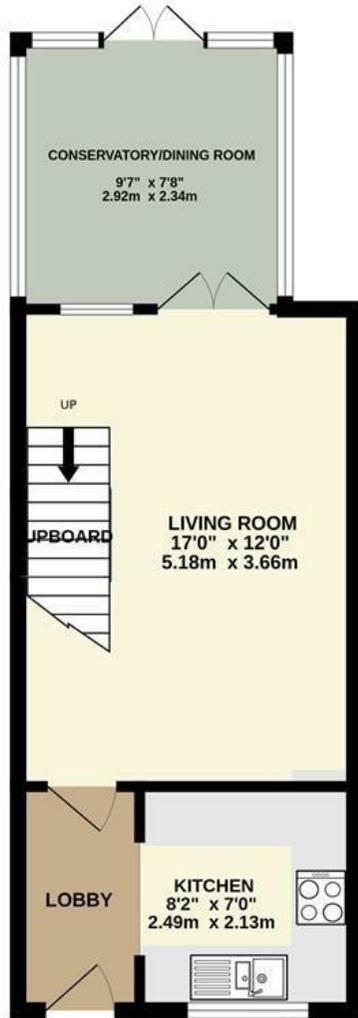
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



2 BED TERRACED

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and an omission or mis-statement. This prospective purchaser. The service 49-16



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-65 D	
49-54 E	
41-45 F	
35-39 G	
1-34 Not energy efficient - higher running costs	

72 / 78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A	
81-91 B	
69-80 C	
55-65 D	
49-54 E	
41-45 F	
35-39 G	
1-34 Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

