



Gilbard Court, Chineham, Basingstoke, RG24 8RG
Guide Price £575,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this detached home set in a no-through road on the outskirts of the popular Chineham development. Whilst the property requires modernisation, the house offers great potential with accommodation comprising lounge, dining room, kitchen/breakfast room, utility and cloakroom on the ground floor with four bedrooms, en-suite shower and family bathroom arranged on the first floor. The property also benefits from double garage, ample parking and enclosed corner plot. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard.

CLOAKROOM:

Coloured suite of low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:

20'8" x 11'9" (6.30m x 3.58m)

Double aspect, double glazed window to front, sliding patio doors to rear garden, feature brick fireplace with coal effect gas fire, double doors to -

DINING ROOM:

10'1" x 9' (3.07m x 2.74m)

Rear aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

16'4" x 7'6" (4.98m x 2.29m)

Double aspect, double glazed windows to front and rear, double glazed door to garden, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, built-in hob with extractor over, built-in oven with cupboards above and below, appliance space, tiled flooring, door to -

UTILITY ROOM:

7'2" x 5'7" (2.18m x 1.70m)

Rear aspect, butler sink with appliance space to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

12'3" x 11'10" (3.73m x 3.61m)

Front aspect, double glazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

6'11" x 3'6" (2.11m x 1.07m)

Coloured suite comprising panel shower cubicle, low level w.c., wash hand basin with tiled splash back, radiator, double glazed window.

BEDROOM TWO:

12'8" x 9' (3.86m x 2.74m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

11'7" x 9'4" (3.53m x 2.84m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

8'10" x 6'5" (2.69m x 1.96m)

Rear aspect, double glazed window, radiator.

FAMILY BATHROOM:

Coloured suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds, radiator, double glazed window.

GARDENS:

To the front of the property is a lawned garden with block paved driveway leading to garage and pathway to the front door, shrub borders, side gate access. To the rear of the property is an enclosed garden with a private aspect, patio leading to lawned area, mature hedging.

DOUBLE GARAGE:

16'4" max x 16'1" max (4.98m max x 4.90m max)

Electric roller door, light and power, rafter storage space.

COUNCIL TAX:

Band F

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:

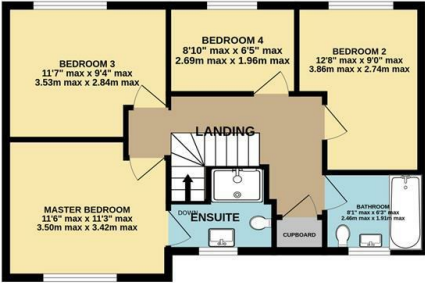
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



4 BEDROOM DETACHED
TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) approx.
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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A		83	92-100 A		
81-91 B			81-91 B		
69-80 C		70	69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
41-48 F			41-48 F		
35-40 G			35-40 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

