



Beecham Berry, Loddon Vale, Basingstoke, RG22 4PB
Guide Price £325,000



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CHEQUERS are pleased to offer this three bedroom terraced house set in the Loddon Vale area of Brighton Hill, with easy access to local amenities. The accommodation includes lounge, dining area, modern kitchen, three bedroom and a modern bathroom suite, complemented by double glazing and gas radiator heating. The property further benefits from gardens and two allocated parking space. (draft particulars - awaiting vendors approval.

ENTRANCE LOBBY:

Front door, door to -

LOUNGE:

14'9"max x 13'4" max (4.50mmax x 4.06m max)
Front aspect, double glazed window, radiator, ornamental fireplace with built-in storage to either side and shelving over, under stairs cupboard, open to -

DINING AREA:

11@ max x 7'4" max (3.35m@ max x 2.24m max)
Rear aspect, double glazed window, radiator.

KITCHEN:

9'7" max x 7'1" max (2.92m max x 2.16m max)
Rear aspect, double glazed window, modern fitted kitchen with eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, appliance space, tiled splash backs, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard.

BEDROOM ONE:

12'10" max x 8' max (3.91m max x 2.44m max)
Rear aspect, twin double glazed windows, radiator, built-in wardrobe.

BEDROOM TWO:

9'7" max x 8'7" max (2.92m max x 2.62m max)

BEDROOM THREE:

6'10" x 6' (2.08m x 1.83m)

Front aspect, double glazed window, radiator.

BATHROOM:

7'11" x 4'9" (2.41m x 1.45m)

Suite comprising panel enclosed bath with rainfall shower head and hand held shower, shower screen, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, built-in shelving.

GARDENS:

To the front of the property is a lawned garden with shrub borders, pathway to the front door. To the rear of the property is an enclosed garden, patio leading to lawned area, raised borders, pathway to summer house.

2 Allocated parking spaces.

SUMMER HOUSE:

9'10" x 15'1" max, 5'2" min (3m x 4.6 max, 1.6 min)

Wedged shaped, light and power.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

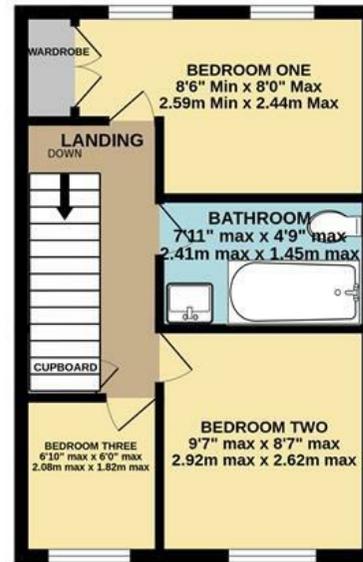
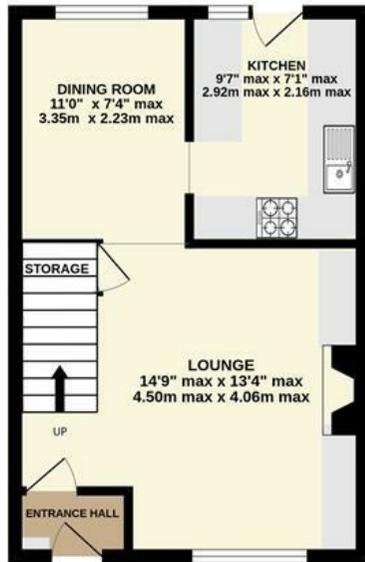
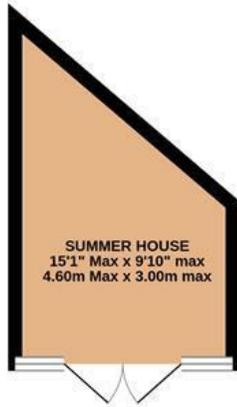
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Whilst every attempt has been made to ensure the accuracy of the information contained in this document, the seller and the estate agent accept no responsibility for any errors, omissions or mis-statements. The information should be used as a guide only and is not to be relied upon. The prospective purchaser should verify the information themselves.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly - lower CO ₂ emissions	B		
Decent environmental performance - lower CO ₂ emissions	C		
Below average environmental performance - higher CO ₂ emissions	D		
Environmental performance below average - higher CO ₂ emissions	E		
Environmental performance poor - higher CO ₂ emissions	F		
Very environmentally unfriendly - higher CO ₂ emissions	G		

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