



Landseer Close, Black Dam, Basingstoke, RG21 3EN
Guide Price £275,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom mid terraced house, situated on the popular Black Dam development, with easy access to the town centre. Whilst the property requires some modernisation, there is great potential and the accommodation comprises cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms and a modern shower room. Prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, storage cupboard.

CLOAKROOM:

Low level w.c., wash hand basin.

LOUNGE:

12'2" x 11'5" (3.71m x 3.48m)

Front aspect, ornamental fireplace.

KITCHEN/DINING ROOM:

21'6" x 9'3" (6.55m x 2.82m)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, appliance space, breakfast bar, fitted hob with extractor over, built-in oven with cupboards above and below, sliding patio doors to -

CONSERVATORY:

11'4" max x 9'1" max (3.45m max x 2.77m max)

Double glazed with French doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, storage cupboard, access to loft space.

BEDROOM ONE:

12' x 11'9" (3.66m x 3.58m)

Front aspect, wall light points, laminate flooring.

BEDROOM TWO:

11'7" x 9'9" (3.53m x 2.97m)

Rear aspect, wardrobes with bed recess, wall mounted electric heater.

BEDROOM THREE:

10'1" x 8'11" (3.07m x 2.72m)

Rear aspect, wall mounted electric heater.

SHOWER ROOM:

6'5" x 6'2" (1.96m x 1.88m)

Front aspect, modern three piece suite comprising low level w.c., vanity unit with inset wash hand basin, shower cubicle, tiled surrounds.

GARDENS:

To the front of the property is a pathway to the front door, shingled area, mature shrubs. To the rear of the property is a patio garden with well stocked flower and shrub beds garden shed, outside tap, rear gate access.

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:

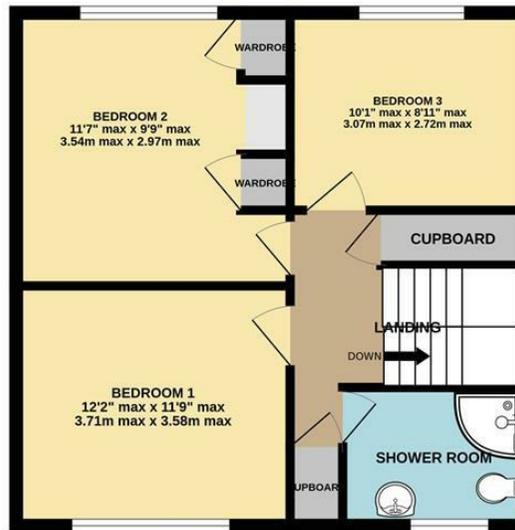
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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	Current	Maximum
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
79		
55		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

