



Mozart Close, Brighton Hill, Basingstoke, RG22 4HZ  
**Guide Price £350,000**



**CHEQUERS**  
Independent Estate Agents



## Mozart Close, Brighton Hill, Basingstoke, RG22 4HZ

NO ONWARD CHAIN - CHEQUERS are pleased to offer this semi-detached home on the popular Brighton Hill development, close to local amenities and services. The property comprises lounge, kitchen/dining room, conservatory, three bedrooms and a family bathroom. Further benefits include double glazing, corner plot gardens and garage with parking in front.

### ENTRANCE LOBBY:

Front door, door to -

### LOUNGE:

15'5" max x 14'4" max (4.70m max x 4.37m max)

Front aspect, double glazed window with feature shutters, laminate flooring, stairs to first floor, under stairs storage, radiator, glazed double doors to -

### KITCHEN/DINING ROOM:

15'5" max x 9'4" max (4.70m max x 2.84m max)

Modern fitted kitchen comprising range of eye and base level units, roll edged work surfaces, cooker point with extractor over, inset single drainer sink unit with mixer tap, breakfast bar, appliance space, wall mounted boiler, radiator, tiled flooring, spotlights, double doors to -

### CONSERVATORY:

14'4" max x 11'6" max (4.37m max x 3.51m max)

Air conditioning, radiator, glazed doors to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

### BEDROOM ONE:

12' max x 8'3" max (3.66m max x 2.51m max)

Front aspect, double glazed window with feature shutters, radiator, built-in wardrobe.

### BEDROOM TWO:

10'1" max x 8'4" max (3.07m max x 2.54m max)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

9' x 6'5" (2.74m x 1.96m)

Front aspect, double glazed window with feature shutters, radiator.

### BATHROOM:

6'5" x 6' (1.96m x 1.83m)

Rear aspect, double glazed window, white suite comprising 'P' shaped bath with mixer tap and shower over, shower screen, vanity unit with inset wash hand basin, low level w.c., heated towel rail.

### GARAGE:

To the front of the property, light and power, electric roller door.

### GARDENS:

The the front of the property is driveway parking in front of the garage, pathway to the front door, lawned area with flower and shrub borders, side access. To the rear of the property is a patio area with mature trees and hedging, side gate access.

### COUNCIL TAX:

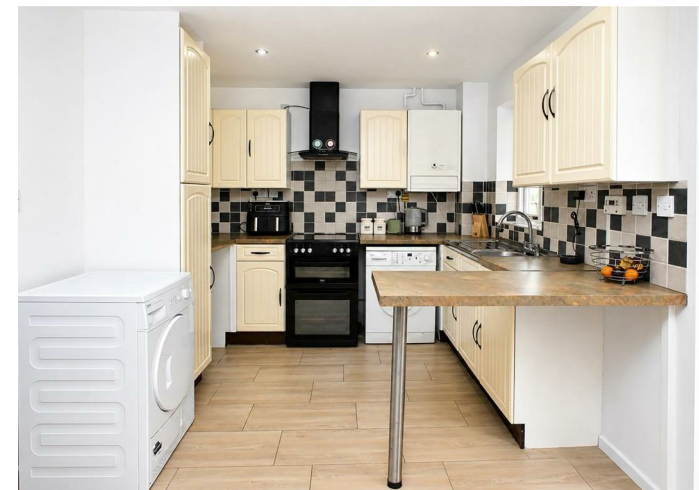
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### MONEY LAUNDERING REGULATIONS:

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  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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	Interest
They're energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
		70	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Interest
They're environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			



