



Balmoral Way, Hatch Warren, Basingstoke, RG22 4YB
Guide Price £365,000



CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this three bedroom end of terrace property, located on the popular Hatch Warren development. The accommodation includes lounge, kitchen/breakfast room, cloakroom, three bedrooms and a family bathroom. Further benefits include double glazing, garage to the rear and allocated parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, stairs to first floor.

CLOAKROOM:

Double glazed window, low level w.c., wash hand basin, chrome heated towel rail.

LOUNGE/ DINER

15'10" max x 12'5" max, 8'10" min (4.83m max x 3.78m max, 2.69m min)

Front aspect, double glazed window, radiator, storage cupboard.

KITCHEN/BREAKFAST ROOM:

15'6" x 7'7" (4.72m x 2.31m)

Rear aspect, range of eye and base level units, granite work surfaces, tiled surrounds, fitted oven and hob with extractor over, integrated dishwasher, breakfast bar, appliance space, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, radiator.

BEDROOM ONE:

11'9" x 9' (3.58m x 2.74m)

Rear aspect, double glazed window, built-in wardrobe, radiator.

BEDROOM TWO:

9'8" x 9'1" (2.95m x 2.74m; 0.30m)

Front aspect, double glazed window, radiator, storage cupboard.

BEDROOM THREE:

7'9" x 6'3" (2.36m x 1.91m)

Rear aspect, double glazed window, radiator, built-in storage.

BATHROOM:

7'9" x 6'3" (2.36m x 1.91m)

Front aspect, double glazed window, suite comprising 'P' shaped bath with shower over, glass shower scree, low level w.c., wash hand basin with drawers below, tiled surrounds, tiled flooring, chrome heated towel rail.

GARDENS:

To the front of the property is pathway to the front door, shrub borders, side gate to rear. To the rear of the property is a patio leading to lawned area, shrub borders, ornamental pond, outside tap, rear access.

GARAGE:

16'11" x 8'4" max, 7'6" min (5.16m x 2.54m max, 2.29m min)

Up and over door, light and power, door to rear garden.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

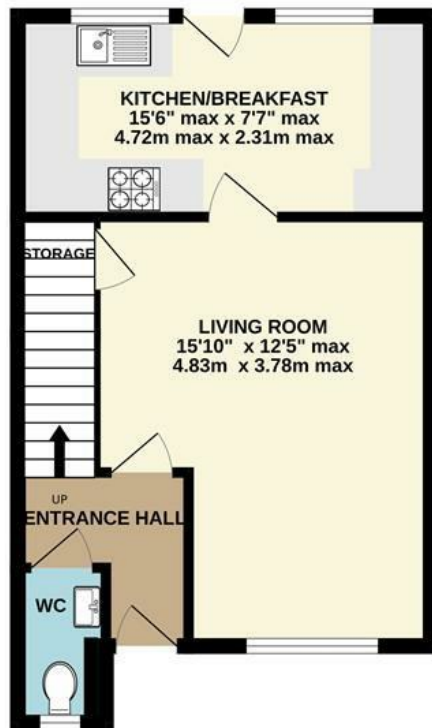
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

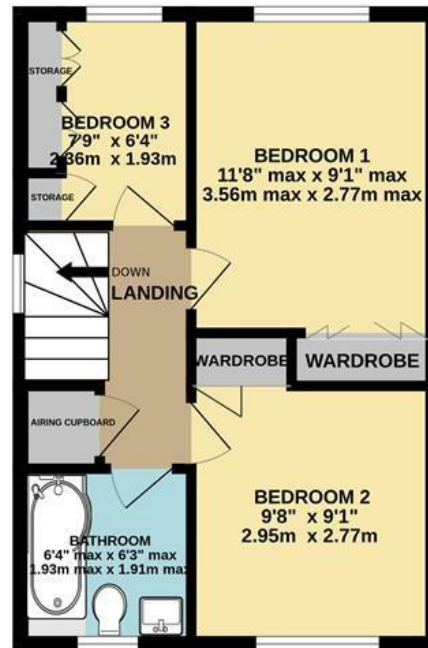
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are a omission or mis-statement. This plan is for illustrative prospective purchaser. The services, systems and appliances as to their operability & condition. Made with a

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		

Current: 71 Potential: 77

England & Wales

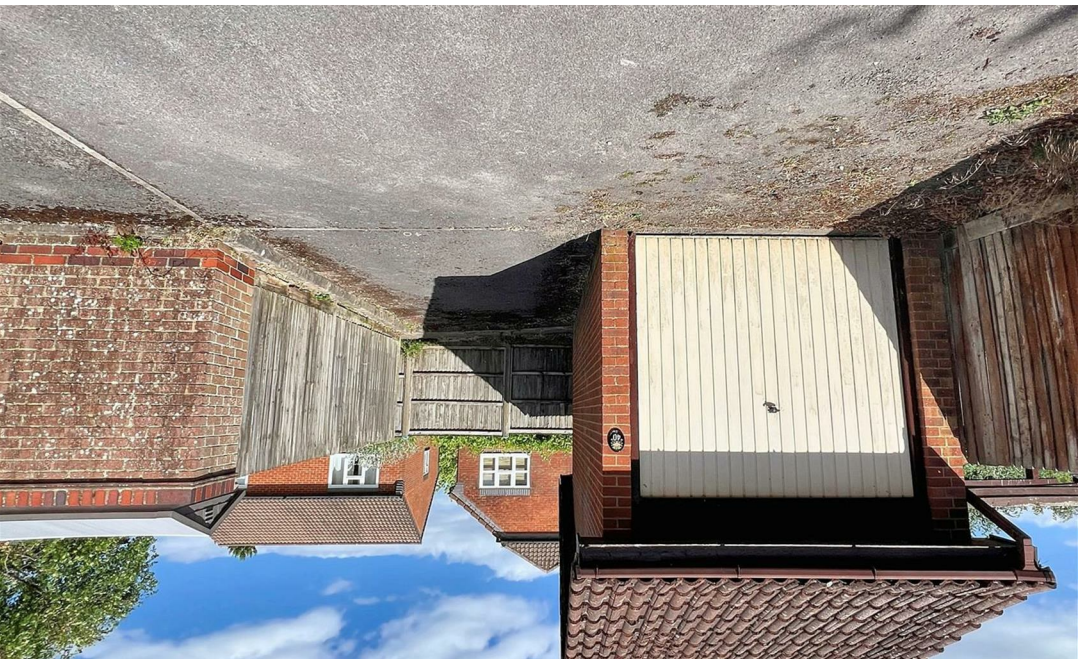
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Future
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/1/EC



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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.