



Ash Grove, Old Basing, Basingstoke, RG24 7JT
Guide Price £435,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this well presented three bedroom bungalow, set in a convenient location in the heart of Old Basing. The property has been well maintained over the years and requires an internal viewing to appreciate all on offer - entrance hall, lounge/dining room, kitchen, three bedrooms, family bathroom and separate w.c. Further benefits include double glazing, gas radiator heating, garage and well maintained private gardens. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Tiled and laminate flooring, cloaks cupboard with boiler, access to loft space, airing cupboard, wall mounted thermostat, double glazed French doors to rear garden.

LOUNGE/DINING ROOM:

26'2" x 11'7" (7.98m x 3.53m)

Rear and side aspect, double glazed windows, feature wood burner effect gas fire, wall light points, two radiators.

KITCHEN:

16'5" x 6'6" (5.00m x 1.98m)

Front aspect, range of eye and base level units, roll edged work surfaces, tiled surrounds, single drainer sink unit, fitted oven and hob with extractor over, appliance space, breakfast bar, radiator, spotlights, storage recess.

BEDROOM ONE:

13'3" x 10'3" (4.04m x 3.12m)

Rear aspect, double glazed window, radiator.

BEDROOM TWO:

10'11" x 9'9" (3.33m x 2.74m; 2.74m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

10'2" x 7'11" (3.10m x 2.41m)

Rear aspect, double glazed window, radiator.

BATHROOM:

7'7" x 5'6" (2.31m x 1.68m)

Front aspect, double glazed window, suite comprising corner bath with shower over, low level w.c., wash hand basin, tiled surrounds, heated towel rail, spotlights.

SEPARATE W.C:

Low level w.c., double glazed window.

GARAGE:

Up and over door.

GARDENS:

To the front of the property is a lawned garden with driveway to the garage and access to the front door. To the rear of the property is a generously sized garden enjoying a good level of privacy, feature patio leading to lawned area with raised shrub borders, outside tap, shed, mature conifers, rear gate access.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

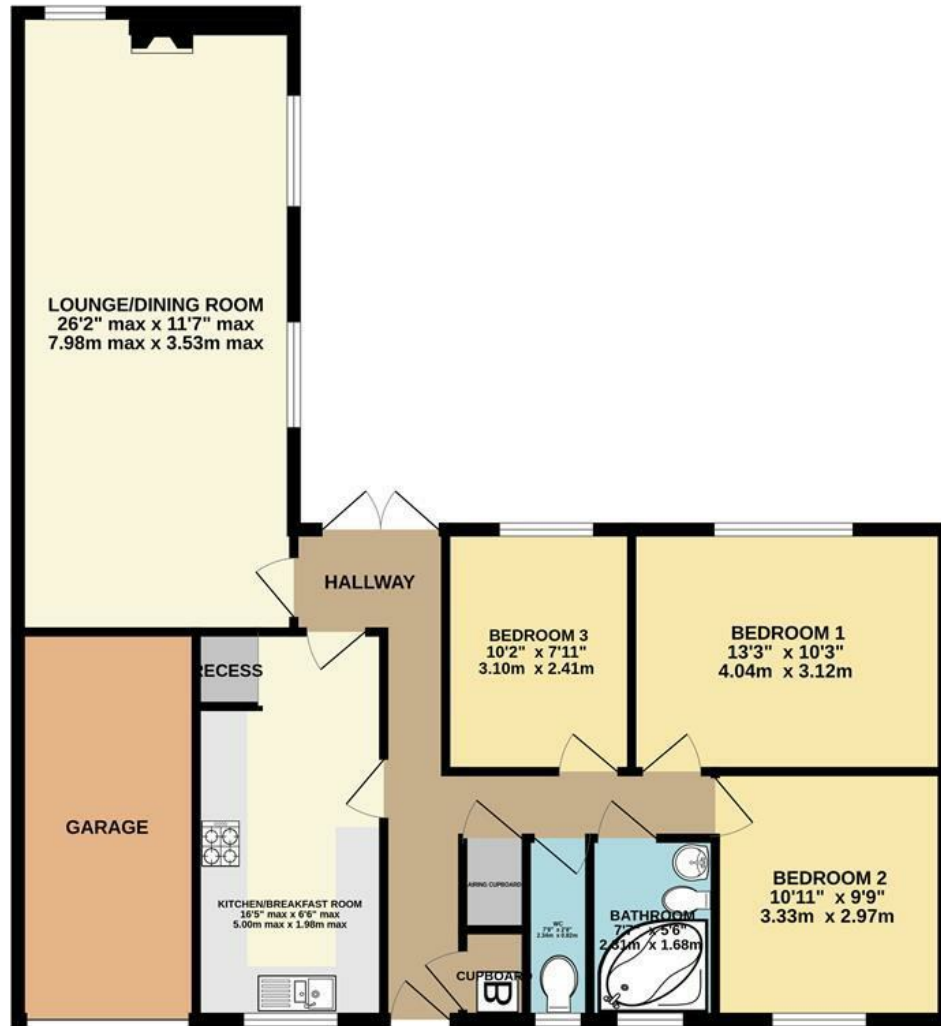
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
1062 sq.ft. (98.7 sq.m.) approx.



3 BEDROOM BUNGALOW

TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other features are taken for any prospective purchaser. This plan is for information only and should not be relied upon as such by any prospective purchaser. The services, systems and fixtures are as shown on the plan and no guarantee is made as to their condition.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



