



Penrith Road, Town Centre, Basingstoke, RG21 8XN  
**Guide Price £300,000**





## Penrith Road, Town Centre, Basingstoke, RG21 8XN

NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented three bedroom family home, located in the heart of the town centre. Benefitting from a block paved driveway for 3 cars to the front and a private rear garden with a westerly aspect, an early inspection is recommended. The ground floor accommodation has a porch, entrance hall, lounge with triple doors to the dining room and a modern fitted kitchen. There are three bedrooms and a modern bathroom arranged on the first floor.

### ENTRANCE PORCH:

Double glazed windows, double glazed front door, laminate flooring, double glazed doors to -

### ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring, door to -

### LOUNGE:

14'1" x 11'8" max (4.29m x 3.56m max)

Front aspect, double glazed window, feature log burning stove, under stairs cupboard with stable door, laminate flooring, bi-fold doors to -

### DINING ROOM:

9'5" x 7'2" (2.87m x 2.18m)

Rear aspect, double glazed French doors to garden, radiator, laminate flooring, open to -

### KITCHEN:

8'7" x 7'10" (2.62m x 2.39m)

Rear aspect, double glazed window, range of eye and base level units, square edged work surfaces, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for slim line dishwasher, plumbing for washing machine, appliance space.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, over stairs cupboard housing combi-boiler.

### BEDROOM ONE:

13'4" x 8'7" (4.06m x 2.62m)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

9'9" x 8'7" (2.97m x 2.62m)

Front aspect, double glazed window, radiator.

### BEDROOM THREE:

6'9" x 6' (2.06m x 1.83m)

Front aspect, double glazed window, radiator.

### BATHROOM:

6' x 5'5" (1.83m x 1.65m)

Rear aspect, double glazed window, panel enclosed bath with electric shower over, low level w.c., vanity unit with inset wash hand basin and cupboards below, chrome heated towel rail.

### GARDENS:

To the front of the property is a block paved garden providing parking for 2 cars. The garden to the rear enjoys a private west facing aspect, laid to artificial lawn with flower borders, apple tree, outside tap and double power point, log store and garden shed.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

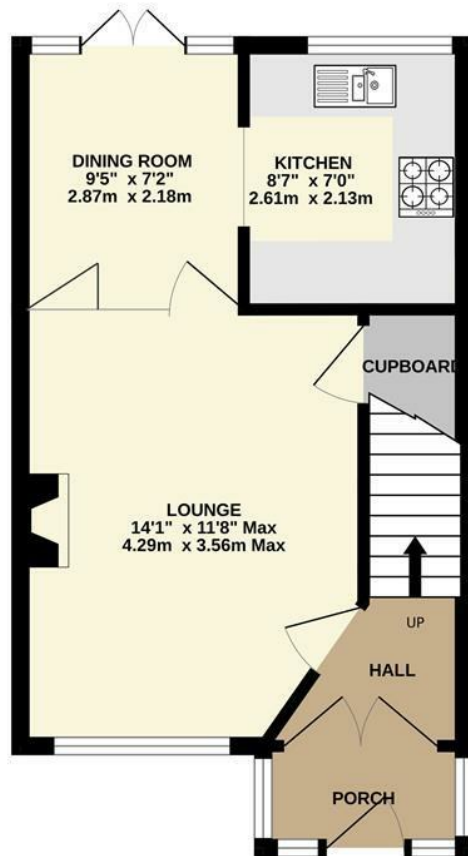
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



3 BEDROOM TERRACED

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	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 (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



