



Cambrian Way, Buckskin, Basingstoke, RG22 5AJ
Offers In Excess Of £250,000



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CHEQUERS offer for sale this three bedroom mid terraced house situated in a popular road on the outskirts of Buckskin. Whilst requiring modernisation, the property offers great potential and well balanced accommodation including cloakroom, lounge, dining room, kitchen, three bedrooms and a family bathroom. Further benefits include garage, parking and an enclosed garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, stairs to first floor, storage cupboard, door to rear garden.

CLOAKROOM:

Low level w.c., wash hand basin.

KITCHEN:

8'1" x 8' (2.46m x 2.44m)

Front aspect, range of eye and base level units, roll edged work surfaces, single drainer sink uit, cooker point, appliance space.

DINING ROOM:

10'3" x 8'10" (3.12m x 2.69m)

Front aspect, radiator, spotlights, door to lounge.

LOUNGE:

16'11" x 10'1" (5.16m x 3.07m)

Rear aspect, sliding patio doors to rear garden, radiator, door to hallway.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Storage cupboard, airing cupboard.

BEDROOM ONE:

13'10" x 10' (4.22m x 3.05m)

Rear aspect, radiator.

BEDROOM TWO:

13'10" max x 10' max (4.22m max x 3.05m max)

Rear aspect, radiator, storage cupboard.

BEDROOM THREE:

7'11" max x 7'5" max (2.41m max x 2.26m max)

Front aspect, storage cupboard.

BATHROOM:

White suite comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c., radiator.

GARAGE:

Single garage with up and over door.

GARDENS:

To the front of the property is parking leading to the front door. To the rear of the property is a patio leading to lawned garden with well stocked borders, 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:

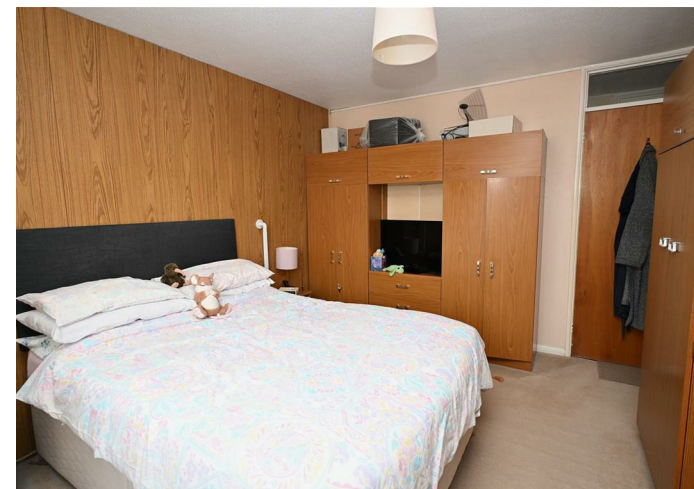
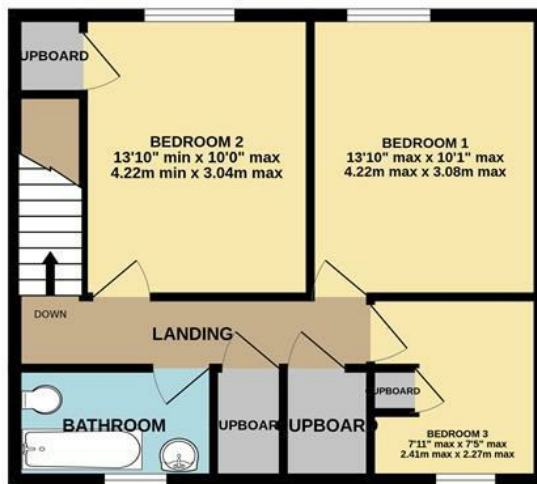
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GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



BEDROOM MID TERRACE

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

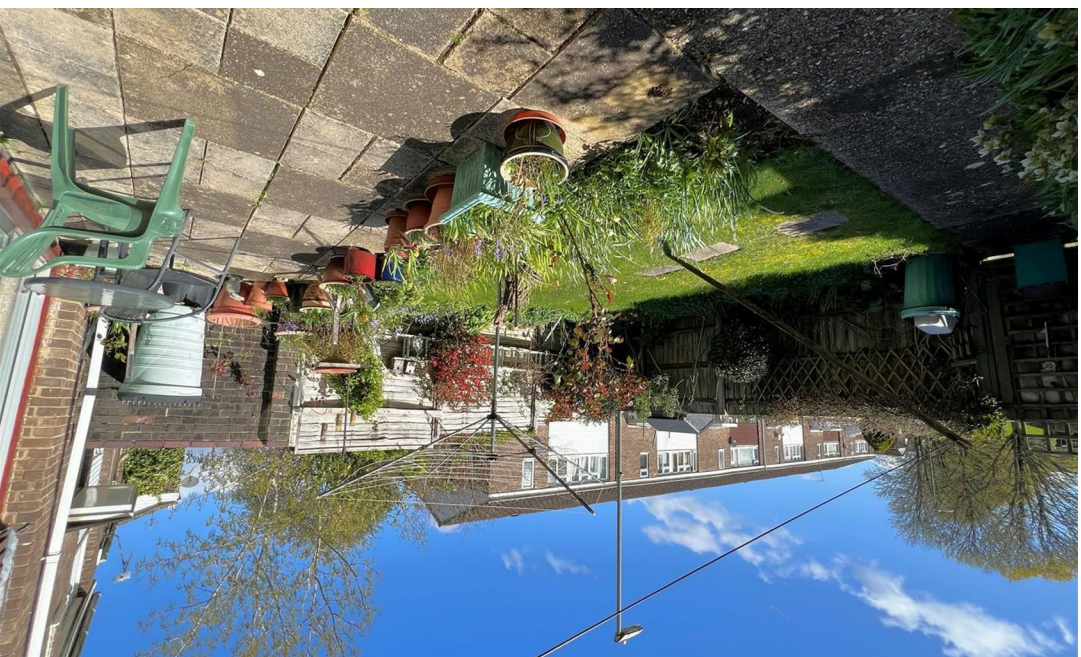
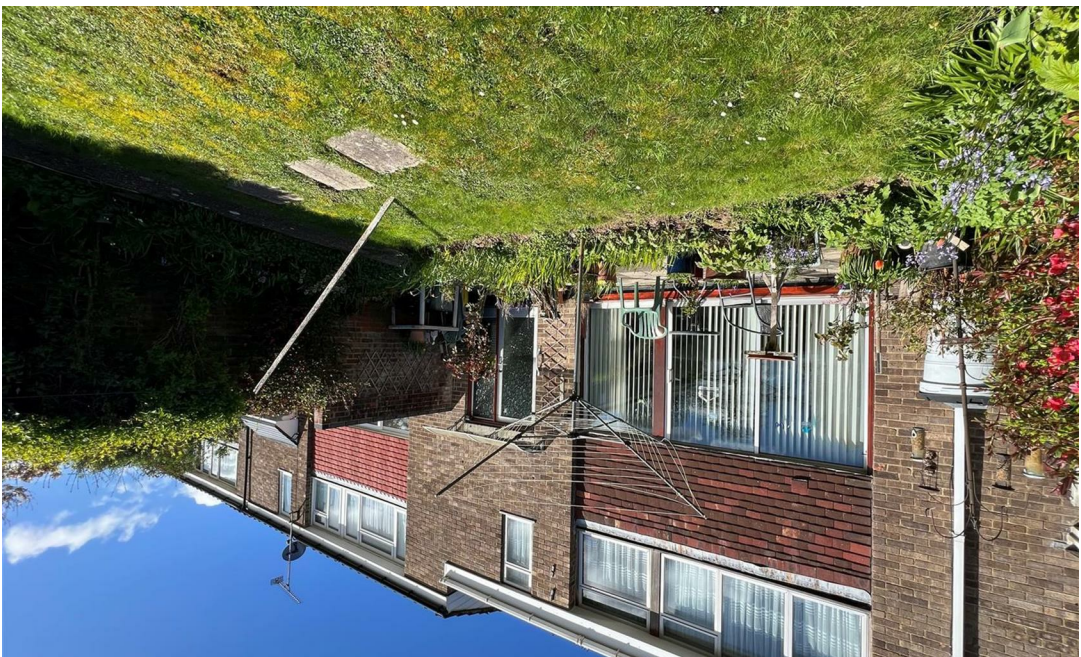
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown include none being installed and/or not representing as to their operability or efficiency ca.

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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 plus)	
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



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