



Skipperts Gardens, Skipperts Lane West, Basingstoke, RG21 3FB
Guide Price £415,000



CHEQUERS

Independent Estate Agents



Skippetts Gardens, Skippetts Lane West, Basingstoke, RG21 3FB

NO ONWARD CHAIN CHEQUERS are proud to offer this superb town house, fully refurbished and modernised 4 years ago to a very high standard. The accommodation includes living room, luxury refitted kitchen with appliances on the ground floor; lounge/bedroom four, refitted bathroom suite, and bedroom 2 on the second floor with a master bedroom and en-suite and bedroom 3 on the second floor. Further benefits include double glazing, gas radiator heating, allocated parking and gardens. Viewing is essential to appreciate flexible accommodation and level of specification on offer. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, feature radiator.

CLOAKROOM:

Refitted white suite comprising low level w.c., vanity unit with inset wash hand basin, tiled splash back, double glaze window.

LIVING ROOM:

14'11" max x 14'2" max (4.55m max x 4.32m max)

Rear aspect, double glazed window, double glazed French doors to garden, under stairs cupboard, feature radiator, access to -

KITCHEN:

12'3" x 7'2" (3.73m x 2.18m)

Front aspect, double glazed window, refitted and comprising range of eye and base level units, quartz work surfaces, fitted hob with extractor over, fitted double oven with microwave and warming drawer, cupboards above and below, single bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, wine cooler, spotlights.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor, radiator.

LOUNGE/BEDROOM FOUR:

14'2" x 11'2" (4.32m x 3.40m)

Rear aspect, double glazed window, double glazed French doors with Juliet balcony, feature radiator, - currently used as a lounge but could be a further bedroom.

BEDROOM TWO:

9'2" x 8'9" (2.79m x 2.67m)

Front aspect, twin double glazed windows, radiator, walk-in double wardrobe.

FAMILY BATHROOM:

6'3" x 6'2" (1.91m x 1.88m)

Refitted and comprising 'P' shaped bath with mixer tap and rain forest dual head shower, wash hand basin, low level w.c., vanity cupboard and shaver point, tiled surrounds.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:

Airing cupboard.

MASTER BEDROOM:

12'5" x 11'3" (3.66m; 1.52m x 3.43m)

Rear aspect, twin double glazed windows, wall to wall wardrobes with integrated dressing table, mirror and chest of drawers, spotlights, door to -

EN-SUITE SHOWER ROOM:

Refitted and comprising double shower cubicle with rain forest shower, vanity unit with inset wash hand basin and low level w.c., radiator.

BEDROOM THREE:

11'4" x 8'8" (3.45m x 2.64m)

Front aspect, double glazed window, cupboard housing boiler,

GARDENS:

To the front of the property is shingled border shared with the neighbour, mature tree, block paved driveway leading to the front door. To the rear of the property is a patio leading to shingled area with hedging, rear access to parking. Additional parking to the rear.

AGENTS NOTE:

There is a maintenance charge for the communal areas on the development of £28.33 per month. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

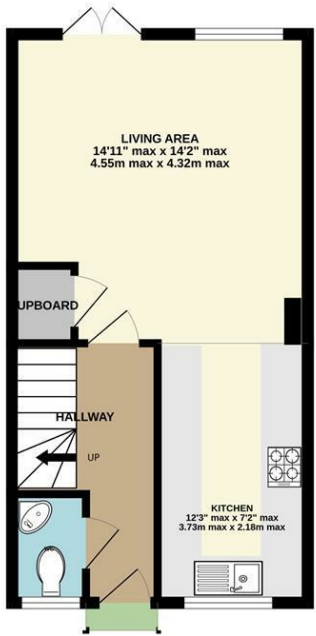
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

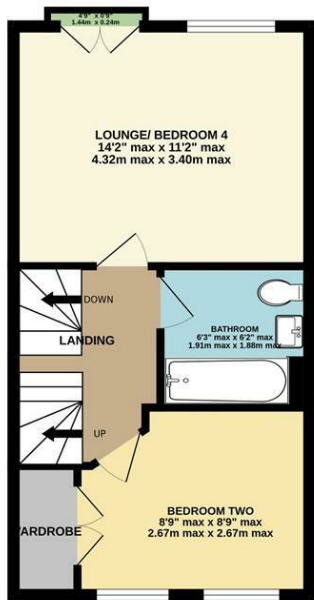
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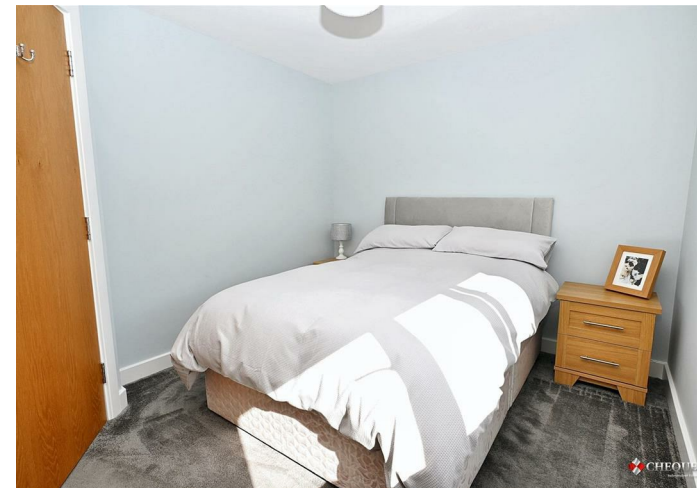
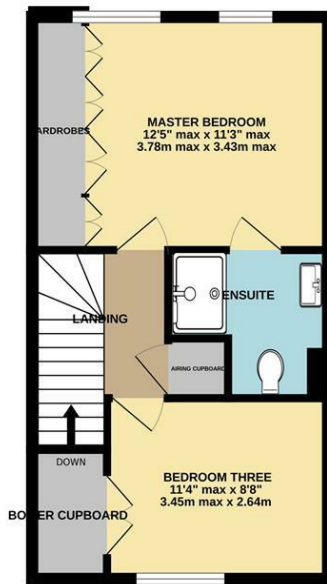
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



3/4 BEDROOM TOWN HOUSE

TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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.

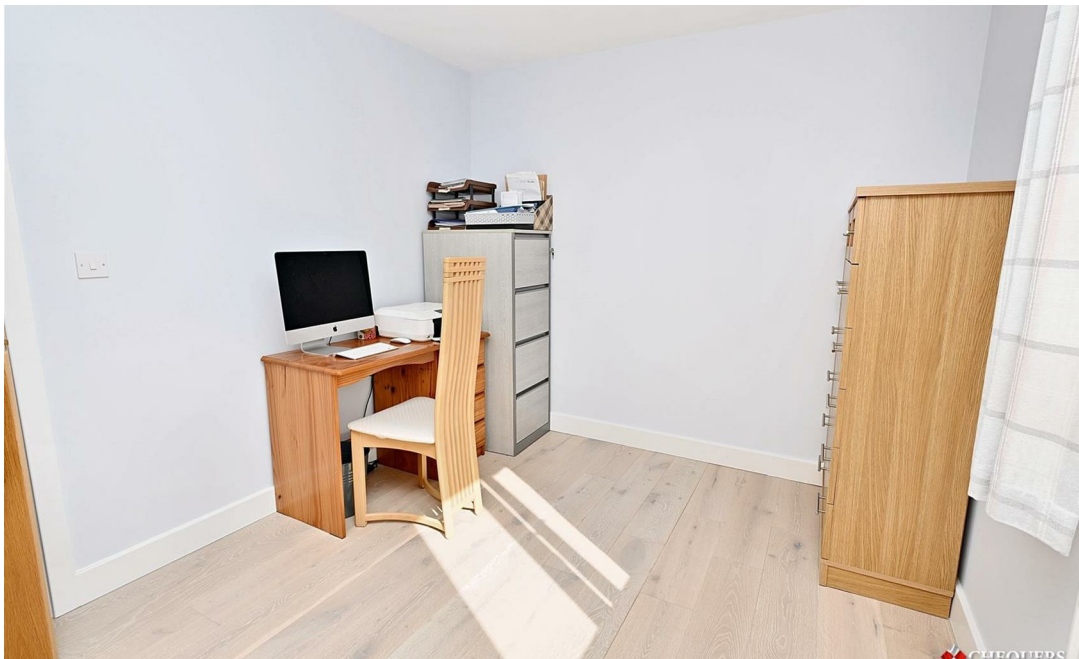
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Energy Efficiency Rating	
Current	Best
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Best
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/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.

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