



Heritage Park, Hatch Warren, Basingstoke, RG22 4XT
Guide Price £390,000



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NO ONWARD CHAIN - CHEQUERS are proud to market this three bedroom detached family home in the popular Heritage Park area of Hatch Warren. The accommodation comprising lounge/dining room leading onto a conservatory and the vendors have refitted the kitchen to include integrated appliances. The first floor boasts three good sized bedrooms, all with built-in wardrobes and the en-suite and family bathroom have been refitted. To the front of the property is driveway parking leading to the garage and the rear garden enjoys a private aspect.

ENTRANCE LOBBY:

Double glazed front door, laminate flooring, door to -

LOUNGE/DINING ROOM:

23'6" x 11'6" max, 10'5" min (7.16m x 3.51m max, 3.18m min)

Front aspect, double glazed window, two radiators, laminate flooring, wall light points, Sky Q point, stairs to first floor, door to kitchen, French doors to -

CONSERVATORY:

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

Dwarf wall and UPVC constructions, French doors to garden, laminate flooring, electric heater.

KITCHEN:

9'5" x 9'4" (2.87m x 2.84m)

Refitted and comprising range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, built-in microwave, integrated fridge/freezer and dishwasher, door to -

LOBBY:

Double glazed door to side, doors to garage and cloakroom.

CLOAKROOM:

Low level w.c., vanity unit with inset wash hand basin, radiator, extractor fan.

STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, radiator, access to part boarded loft space with light and ladder.

BEDROOM ONE:

11'1" x 10'6" (3.38m x 3.20m)

Rear aspect, double glazed window, radiator, built-in double wardrobe, door to -

EN-SUITE SHOWER ROOM:

Refitted and comprising shower cubicle with power shower and folding door, extractor fan, low level w.c., vanity unit with inset wash hand basin and cupboard below, chrome heated towel rail, inset spotlights, tiled walls and flooring.

BEDROOM TWO:

9'10" max, 8'10" min x 9'2" (3.00m max, 2.69m min x 2.79m)

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

BEDROOM THREE:

8'10" x 8'5" (2.69m x 2.57m)

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

FAMILY BATHROOM:

7'9" x 6' (2.36m x 1.83m)

Rear aspect, double glazed window, refitted and comprising panel enclosed bath with power shower over, glass shower screen, low level w.c., vanity unit with inset wash hand basin and cupboard below, chrome heated towel rail, extractor fan.

GARDENS:

To the front of the property is a driveway leading to the garage, lawned garden with flower and shrub borders, side gate access. To the rear of the property is a patio leading to lawned area, enclosed by panelled fencing, side access to front.

GARAGE:

16'6" x 8'6" (5.03m x 2.59m)

Up and over door, light and power, plumbing for washing machine, door to lobby.

DIRECTIONS:

Proceed along the A30 Winchester Road heading out of Basingstoke towards Junction 7 of the M3. At the Kempshott roundabout, take the first turning into Woodbury Road and at the first mini roundabout take the the 2nd exit. Continue over the next two small roundabouts and at the 3rd roundabout, take the 3rd exit into Heritage Park.

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.

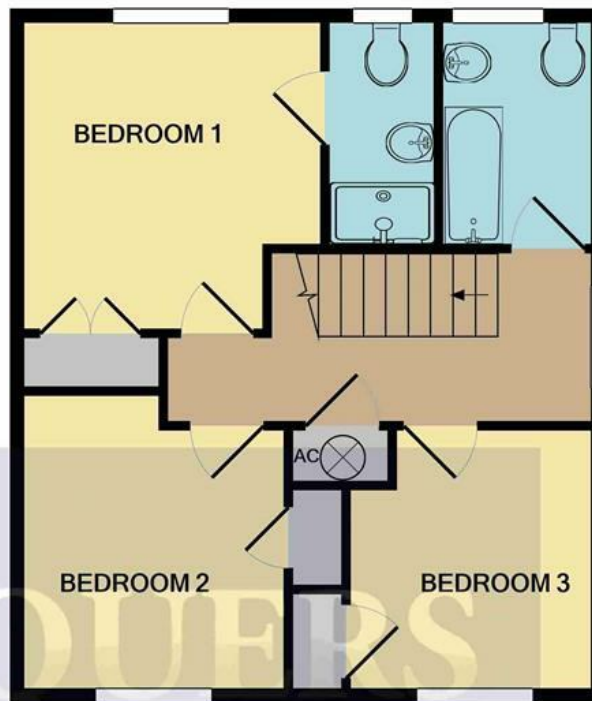
REFERRALS:

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 the floor plan, the number of doors, windows, rooms and any other information contained herein is for information only and does not constitute a contract. This plan is for prospective purchaser's use only and should not be relied upon for any other purpose. The services, systems and fixtures shown on the plan may vary from those actually provided.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
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86	70		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

