



Darlington Road, South View, Basingstoke, RG21 5NY
Guide Price £210,000



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NO ONWARD CHAIN - Ideal first purchase or investment purchase - CHEQUERS are pleased to offer this two bedroom first floor maisonette, set within easy access of the main line station and Basingstoke town centre. The accommodation comprises lounge/dining room, kitchen, two bedrooms and a bathroom. The property also benefits from double glazing, gas radiator heating and a garage and small garden. (draft particulars - awaiting vendors approval).

ENTRANCE LOBBY:

Stairs to first floor landing, radiator, access to loft space.

KITCHEN:

10'5" x 10'4" (3.18m x 3.15m)

Double glazed window, range of eye and base level units, work surfaces, fitted oven and hob with extractor over, appliance space, tiled surrounds, radiator.

LOUNGE:

15'7" max x 13'01" max, 11'10" min (4.75m max x 3.99m max, 3.61m min)

Double aspect, two double glazed windows, radiator.

BEDROOM ONE:

14'5" x 11'01" (4.39m x 3.38m)

Double glazed window, radiator, storage cupboard.

BEDROOM TWO:

12'8" x 8'11" (3.86m x 2.72m)

Double glazed window, radiator, storage cupboard.

BATHROOM:

6'7" x 6'6" (2.01m x 1.98m)

Suite comprising panel enclosed bath with shower over, wash hand basin, low level w.c., tiled surrounds, heated towel rail, double glazed window.

OUTSIDE:

There is a courtyard area to the rear of the property next to the garage.

GARAGE:

Single garage with up and over door.

LEASE DETAILS:

We have been advised there are in excess of 900 years remaining on the lease. Ground rent - £10.00 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

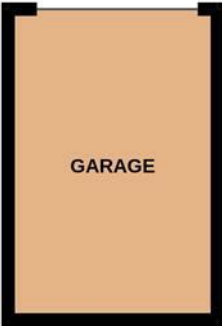
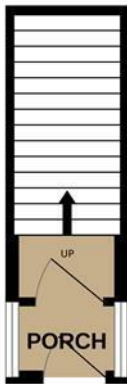
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

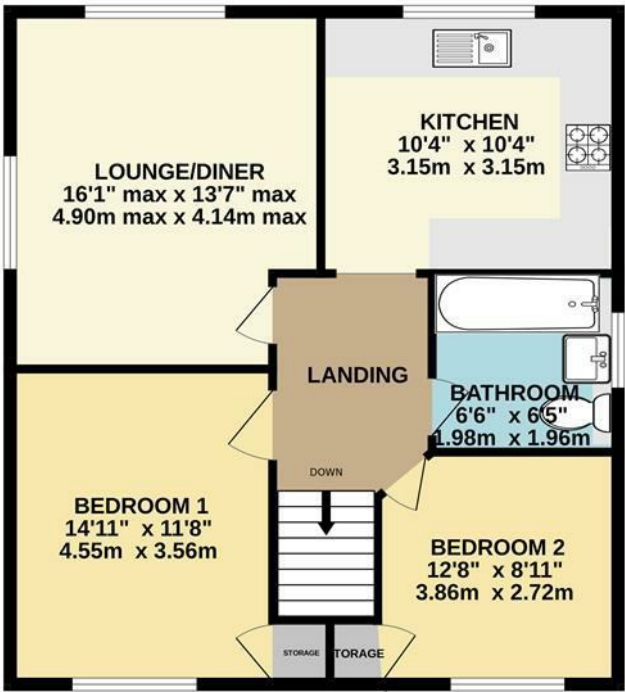
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



2 BED FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA : 989 sq.ft. (91.8 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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