



Sycamore Way, Winklebury, Basingstoke, RG23 8AG
Guide Price £245,000



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CHEQUERS are pleased to offer for sale this well presented and well positioned end of terrace house. The property is situated on the outskirts of the popular Winklebury development and viewing is recommended to appreciate the features on offer - entrance hall, lounge, kitchen/dining room, utility/storage room, two double bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating and a generously sized rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator, wall mounted heating thermostat.

LOUNGE:

13' x 12'4" max, 11'4" min (3.96m x 3.76m max, 3.45m min)

Rear aspect, double glazed window, radiator, feature ornamental fireplace.

KITCHEN/DINING ROOM:

12'4" x 8'5" (3.76m x 2.57m)

Double aspect, double glazed window to front, sliding patio doors to rear, range of eye and base level units, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, radiator.

UTILITY/STORAGE ROOM:

7'7" x 5'5" (2.31m x 1.65m)

Radiator, wall mounted boiler, door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard.

BEDROOM ONE:

13' max, 11'4" min x 11'9" (3.96m max, 3.45m min x 3.58m)

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

BEDROOM TWO:

13'4" x 9'4" (4.06m x 2.74m; 1.22m)

Rear aspect, radiator, spotlights.

BATHROOM:

Modern suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, double glazed window.

GARDENS:

To the rear of the property is a lawned garden with well stocked flower and shrub borders, feature patio area, garden shed, rear gate access.

DIRECTIONS:

From the West Ham roundabout by the Fire Station and Leisure Park, proceed along the Worting Road away from the town centre. At the next roundabout (Worting roundabout) take the 2nd exit, still Worting Road. Continue over the traffic lights and under the railway bridge. At the mini roundabout turn right into Roman Road. Take the 9th turning on the right into Firs Way and at the 'T' junction turn left into Oaklands Way and then immediately right into Elmwood Way.. Sycamore Way is then the 4th turning on the right.

MONEY LAUNDERING REGULATIONS:

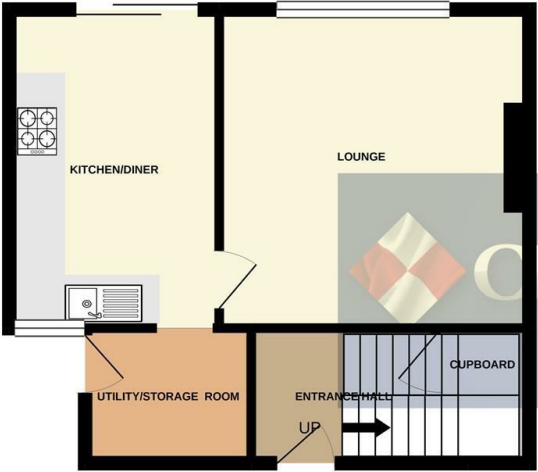
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
369 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.






2 BEDROOM END TERRACE

TOTAL FLOOR AREA : 736 sq.ft. (68.3 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	Potential
Very energy efficient - lower running costs			
92-100 A			85
81-91 B			
69-80 C		69	
55-68 D			
49-54 E			
41-48 F			
35-39 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 (phases A)			
81-91 (B)			
69-80 (C)			
55-68 (D)			
49-54 (E)			
41-48 (F)			
35-39 (G)			
21-34 (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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