



Turner Close, Black Dam, Basingstoke, RG21 3QU
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are delighted to market this 2 bedroom Link-Detached Bungalow in a popular cul-de-sac in Black Dam. The versatile accommodation comprises of 17'8 living room, fitted kitchen, bathroom, 2 bedrooms one of which has patio doors to the non-overlooked rear garden which could also be used a dining room or home office if required. To the front of the property is a good sized garden and driveway parking for 2 vehicles leading to the garage with light, power and a personal door to the rear garden. The property benefits from full UPVC double glazing throughout and is offered with vacant possession. An early viewing is highly recommended to avoid disappointment. (Draft particulars - awaiting Vendor approval)

OPEN STORM PORCH

Side aspect UPVC double glazed window, storage cupboard, light and front door leading to :

ENTRANCE LOBBY:

Door to:

LIVING ROOM:

17'8 x 9'8 (5.38m x 2.95m)

Front Aspect UPVC double glazed boxed bay window, Virgin point, TV aerial point, telephone point, door to:

INNER HALLWAY

Airing cupboard housing hot water cylinder, further cupboard housing gas warm air unit, door to all other rooms.

KITCHEN:

10'5 x 7'6 (3.18m x 2.29m)

Front & side aspect UPVC double glazed windows, range of matching eye & base level units, rolled edge work surfaces with inset sink, space for cooker, space and plumbing for washing machine, further under counter appliance space and larder.

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

Side aspect UPVC double glazed window, 3 piece

suite comprising of panel enclosed bath with electric shower over, low level WC and pedestal wash hand basin.

BEDROOM 1

11'10" x 8'6" (3.61m x 2.59m)

Rear aspect UPVC double glazed window, Virgin point, built in double wardrobe.

BEDROOM 2/DINING ROOM

8'7" x 7'8" (2.62 x 2.34)

Rear aspect UPVC double glazed sliding patio doors to rear garden.

FRONT GARDEN:

Laid mainly to lawn with driveway for 2 vehicles leading to the garage, path to storm porch, outside storage cupboard with meters.

REAR GARDEN

Enjoying a Westerly non-overlooked aspect the rear garden is laid mainly to lawn with a paved patio. All enclosed by fencing with a side gate providing access to the front of the property and a personal door to the garage.

GARAGE:

17'0" x 8'5" (5.18m x 2.57m)

Up and over door, personal door to the rear garden, light and power and eaves storage space.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

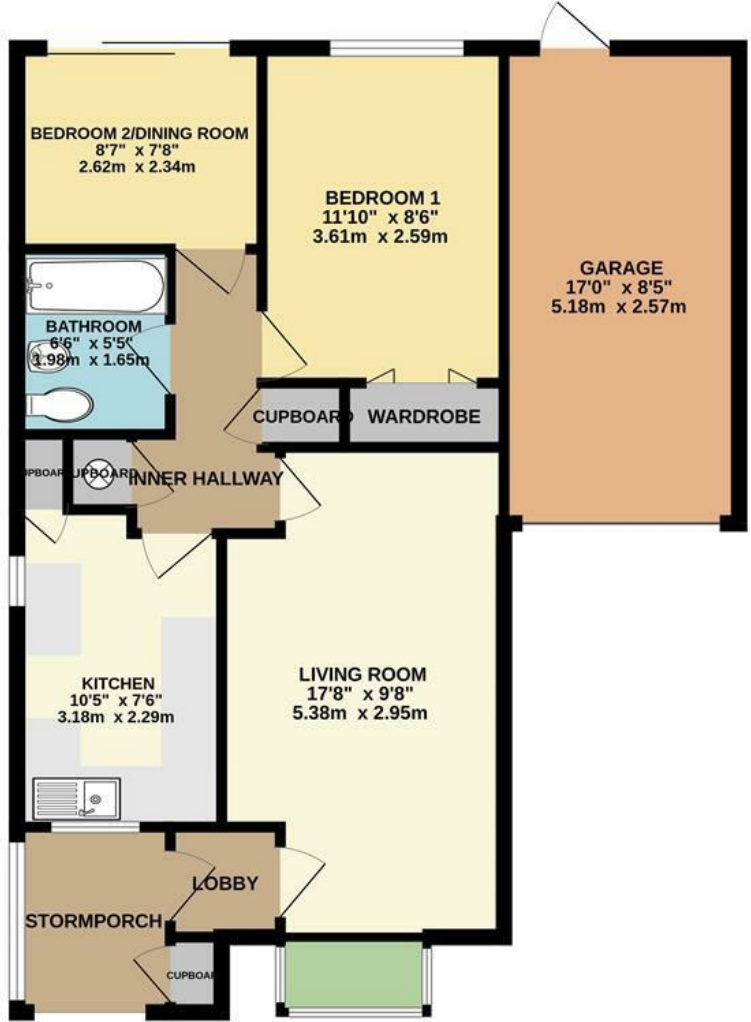
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



2 BEDROOM LINK DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room areas and fixtures are approximate and should be used as a guide only. Prospective purchasers should verify all measurements and details before completion of purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-38)	F		
(1-26)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

