



Elgar Close, Brighton Hill, BASINGSTOKE, RG22 4DW
Guide Price £245,000



CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer this ground floor maisonette overlooking established park land. Benefiting from a private garden and garage, the property is situated at the end of a cul-de-sac, with easy access to local amenities. Viewing is recommended to appreciate the well presented accommodation. (draft particulars - awaiting vendors approval).

LOUNGE/ DINING

12"x 17'4" (3.66mx 5.28m)

Front aspect, overlooking park land, double radiator, fireplace with stone inset and hearth, mantle over, tv point, wood flooring.

INNER HALL:

Radiator, deep downstairs cupboard.

KITCHEN:

10'2" x 7'9" (3.10m x 2.36m)

Rear aspect, range of eye and base level units, work surfaces, single bowl sink unit with mixer tap, appliance space, gas cooker point, extractor over, tiled surrounds, tiled flooring, double glazed door to rear garden.

BEDROOM ONE:

12'3 " x 12'4" (3.73m " x 3.76m)

Front aspect, double glazed picture window, double radiator.

BEDROOM TWO:

8'8" x 10" (2.64m x 3.05m)

Rear aspect, radiator.

BATHROOM:

7'4" 6'8" max (2.24m 2.03m max)

White suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low level w.c., tiled surrounds, tiled flooring, airing cupboard housing gas fired boiler.

GARAGE:

Single garage in block, metal up and over door, parking space in front.

GARDENS:

To the front of the property is a private lawned garden, enclosed by picket fencing, views over established park land. To the rear of the property the garden has been opened with agreement to the garden owned by number 49 - this can be reinstated if necessary - patio area leading to lawn with shaped flower borders, mature hedging and brick retaining wall, personal gate to rear.

The rear garden is currently open and as one with no 49's garden. This is a neighbours agreement whereby no. 48 maintains the whole with consent. The owner would possibly consider enclosing the garden if required,

LEASE DETAILS:

Approximately 108 years remaining, Ground rent £150.00 Per annum.

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
620 sq.ft. (57.6 sq.m.) approx.



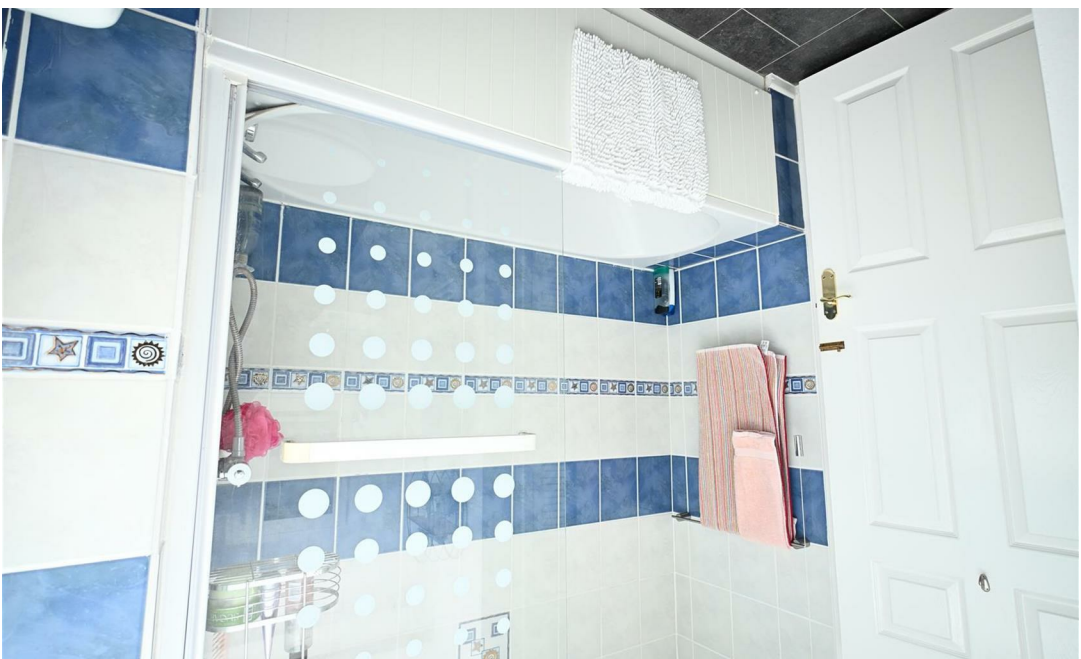
TOTAL FLOOR
Whilst every attempt has been made to
of doors, windows, rooms and any other
omission or mis-statement. This plan
prospective purchaser. The services, sy
as to the



(prox.

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	
13-30 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	
31-42 F	
13-30 G	
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.