



Mullins Close, Oakridge, Basingstoke, RG21 5QZ
Guide Price £325,000



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SUITED ONWARD CHAIN - CHEQUERS are pleased to market this three bedroom town house, improved by the present owners. The accommodation includes family room, bar/studio, refitted kitchen/dining room, lounge, refitted cloakroom, three bedrooms and a refitted bathroom. The property benefits from an open outlook to the front over a park and an enclosed rear garden enjoying a southerly aspect. (draft particulars - awaiting vendors approval)

FAMILY ROOM:

10'4" x 9'11" (3.15m x 3.02m)

Double glazed front door, under stairs cupboard, laminate flooring, door to inner hall, door to -

BAR/STUDIO:

18'6" max x 6'8" (5.64m max x 2.03m)

Radiator, laminate flooring, bar area (converted from garage).

INNER HALLWAY:

Stairs to first floor landing, storage cupboard.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor landing, storage cupboard and utility cupboard with plumbing for washing machine and appliance space.

REFITTED KITCHEN/DINING ROOM:

18'3" x 10'2" (5.56m x 3.10m)

Front aspect, twin double glazed windows, refitted and comprising range of eye and base level units, square edged work surfaces with inset Blanco sink, cooker space with extractor chimney over, appliance space, laminate flooring, radiator.

REFITTED CLOAKROOM

4'7" x 4'3" (1.42m x 1.30m)

Refitted and comprising of white low level WC, surface mounted, slim wash hand basin, tiled floor

LOUNGE:

12'6" x 10'4" (3.81m x 3.15m)

Double glazed French doors to rear garden, vertical radiator, laminate flooring.

BEDROOM THREE:

11' x 7'5" (3.35m x 2.26m)

Rear aspect, double glazed window, double glazed door to rear garden, radiator, laminate flooring.

STAIRS TO SECOND FLOOR LANDING:

Double glazed window.

BEDROOM ONE:

13'2" max x 10'4" (4.01m max x 3.15m)

Rear aspect, double glazed window, radiator, laminate flooring.

BEDROOM TWO:

11'6" x 7'6" min (3.51m x 2.29m min)

Rear aspect, double glazed window, radiator, laminate flooring.

REFITTED BATHROOM

7'5" x 5'9" (2.26m x 1.75m)

Refitted and comprising, square edged 'P' shaped bath with shower over and shower screen, low level w.c., wash hand basin with drawers below, heated towel rail, inset spotlights, tiled surrounds, double glazed window.

GARDENS:

To the front of the property is driveway parking. The garden to the rear of the property enjoys a southerly aspect, decking area with pathway to side gate, garden shed, lawned area with raised vegetable plot and herb garden, well stocked flower and shrub border, enclosed by timber fencing.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

COUNCIL TAX:

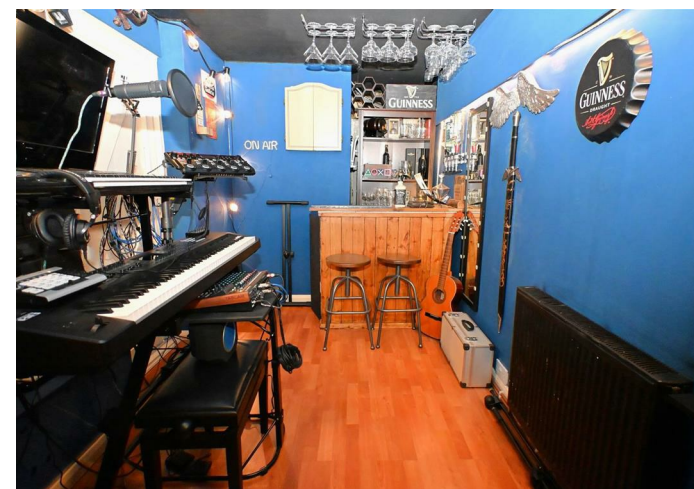
Band B

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:

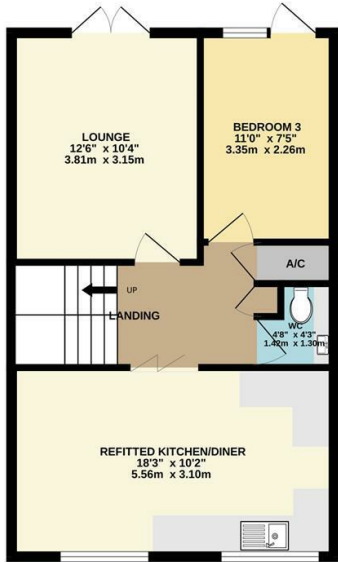
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



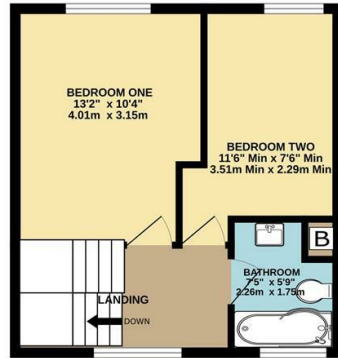
GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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