



Raphael Close, Black Dam, Basingstoke, RG21 3QT
Guide Price £250,000



Raphael Close, Black Dam, Basingstoke, RG21 3QT

Chequers Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow enjoying a generous sized plot and situated on the outskirts of the popular Black Dam area, close to the town centre. The property is sold with NO ONWARD CHAIN and offers entrance hall, lounge/dining room, modern kitchen, two bedrooms and shower room. Other benefits include double glazing, radiator heating and parking. Viewing is highly recommended.

ENTRANCE HALL:

Front entrance door to entrance hall, tiled floor, doors to kitchen and lounge/dining room, radiator.

LOUNGE/DINING ROOM:

17'2" x 9'9" (5.23m x 2.97m)

Front aspect double glazed window, two radiators, door to inner hallway.

KITCHEN:

8'11" x 8'9" (2.72m x 2.67m)

Enjoying a side aspect, modern fitted kitchen comprising work tops with single drainer sink unit with mixed tap, gas hob with oven below and extractor over, eye level cupboards, appliance space, tiled floor and tiled splashbacks, radiator, double glazed door to the side.

INNER HALL:

Access to loft space, airing cupboard, doors to :

BEDROOM ONE:

12'7" x 9'9" (3.84m x 2.97m)

Rear aspect double glazed window, radiator.

BEDROOM TWO:

9' x 8' (2.74m x 2.44m)

Rear aspect double glazed window, radiator.

SHOWER ROOM:

8'2" x 6'6" (2.49m x 1.98m)

White suite comprising walk-in shower, W.C., wash

hand basin, part tiled walls, radiator, double glazed window.

GARDENS:

To the front of the property, the garden is mainly laid to lawn with a driveway leading to the front. A gate gives access to the side and to the rear garden which enjoys a sunny aspect and good degree of privacy. The rear garden is mainly laid to lawn with patio area and shed, outside tap.

DIRECTIONS:

From the town centre, proceed along London Road on the one way system. At the traffic lights go straight on into Hackwood Road and go past the Memorial Park on your left. At the next roundabout, take the 2nd exit (still Hackwood Road) and at the next roundabout turn left into Grove Road. Take the 7th turning on the left hand side into Rembrandt Close and then bear to the right into Raphael Close.

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.

MORTGAGE REFERRALS:

Chequers Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up, Chequers Estate Agents receive 30% out of the mortgage brokers commission.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 a guide only. The services, systems and appliances are shown as to their operability or efficiency. Made with Metropix



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
They are energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 41-48 F 31-40 G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 41-48 F 31-40 G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

