



Brackley Way, Berg Estate, Basingstoke, RG22 6LN
Guide Price £385,000



CHEQUERS

Independent Estate Agents



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CHEQUERS are pleased to market this well presented, extended semi-detached bungalow set on the sought after Berg Estate. The accommodation comprises lounge opening to dining room, kitchen/breakfast room, two bedrooms and a family bathroom. Externally, there is a block paved driveway leading to further parking and the garage via double gates and a good sized rear garden enjoying a private westerly aspect. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, radiator, access to part boarded loft space with light and ladder.

LOUNGE:

15' x 10'5" (4.57m x 3.18m)

Feature fireplace with coal effect gas fire, wall mounted vertical radiator, large opening to -

DINING AREA:

12'6" x 8'2" (3.81m x 2.49m)

Double aspect, double glazed windows and double glazed French doors to garden, radiator.

KITCHEN/BREAKFAST ROOM:

11'9" x 11'6" (3.58m x 3.51m)

Double aspect, double glazed windows, double glazed door to rear garden, range of eye and base level units, square edged work surfaces and breakfast bar, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with chimney extractor over, integrated slim line dishwasher, concealed gas fired boiler, wall mounted vertical radiator, plumbing for washing machine, appliance space.

BEDROOM ONE:

12'9" max x 10'5" (3.89m max x 3.18m)

Front aspect, double glazed window, radiator, wardrobe recess.

BEDROOM TWO:

8'9" x 8' (2.67m x 2.44m)

Front aspect, double glazed window, radiator.

BATHROOM:

8'5" x 8' (2.57m x 2.44m)

Side aspect, double glazed window, suite comprising panel enclosed bath with centre taps, electric shower over, low level w.c., pedestal wash hand basin with illuminated mirror over, built-in storage unit, tiled surrounds, chrome heated towel rail, tiled flooring with under floor heating, spotlights.

GARAGE:

17'3" x 8'6" (5.26m x 2.59m)

Twin doors, personal door to garden.

GARDENS:

To the front of the property is a block paved driveway leading to double gates and onto the garage, lawned area with mature borders, enclosed by dwarf brick walling. To the rear of the property the garden enjoys a private westerly aspect, paved patio leading to lawned area with feature central border, further raised border, stocked flower and shrub borders, small wildlife pond, outside tap, 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 C

MONEY LAUNDERING REGULATIONS:

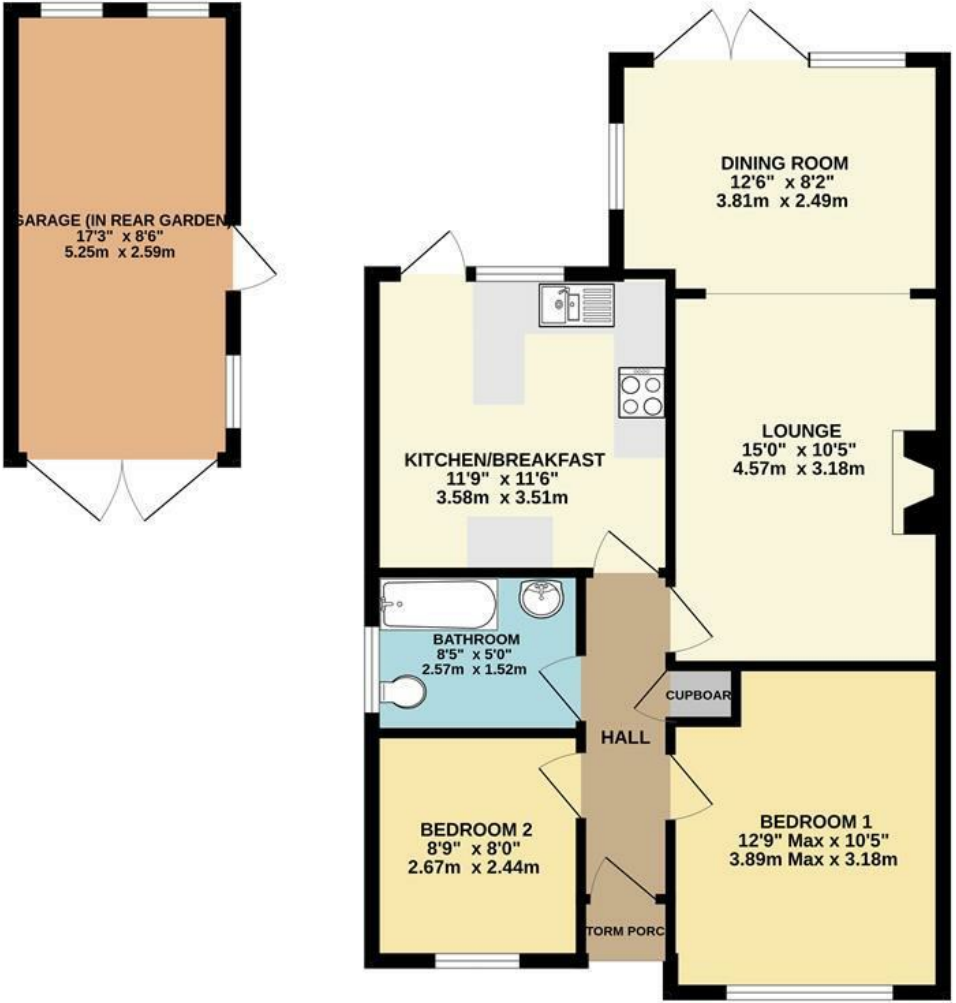
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

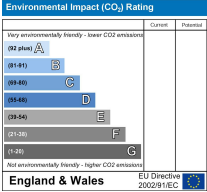
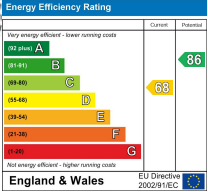


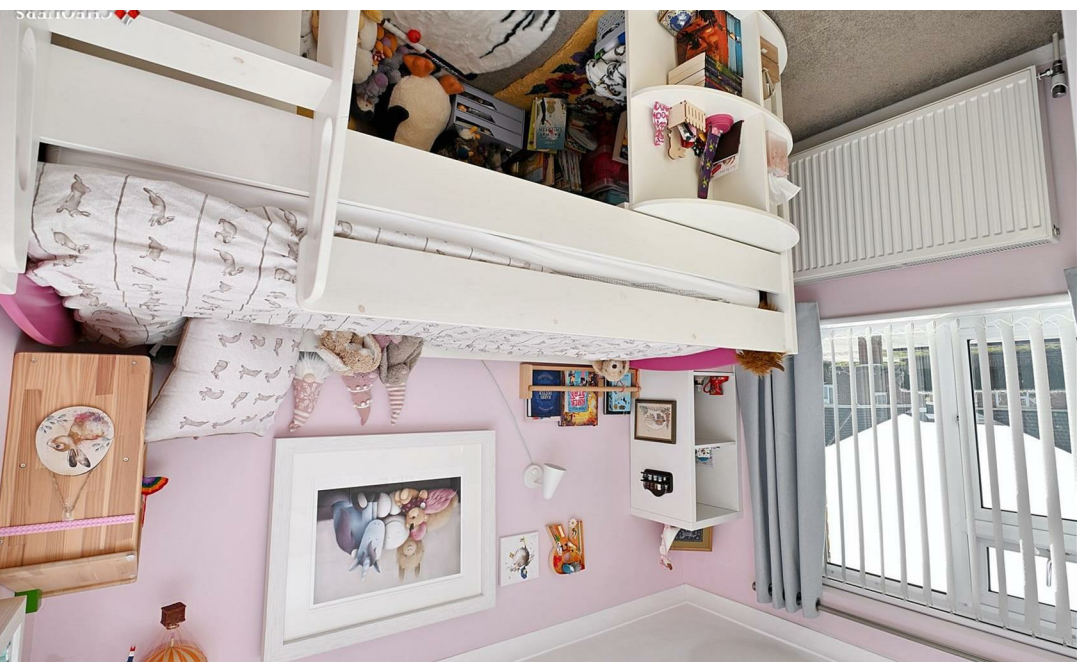
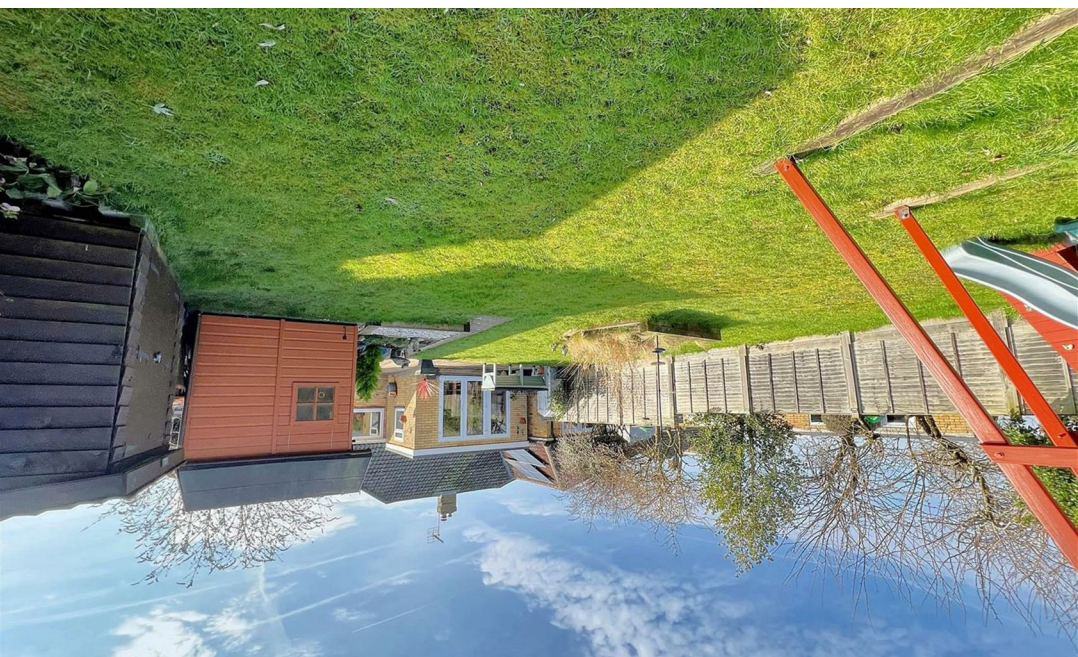
GROUND FLOOR



2 BEDROOM SEMI-DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other item are for information only and are not to be relied upon for any legal purpose. The services, systems and materials are as shown and no guarantee is made.





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