



Quilter Road, Brighton Hill, Basingstoke, RG22 4HE
Guide Price £295,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to marketing this well presented three bedroom family home. The accommodation includes cloakroom, kitchen/dining room, lounge, three well proportioned bedrooms and a family bathroom. The property boasts gas radiator heating, double glazing and a private rear garden enjoying a westerly aspect. Located on the popular Brighton Hill development with easy access to local amenities, a prompt viewing is recommended, (draft particulars - awaiting vendors approval).

LOUNGE:

17'8" x 10'6" (5.38m x 3.20m)

Front aspect, double glazed window, double glazed front door, radiator, dado rail, archway to -

ENTRANCE HALL:

Laminate flooring, two storage cupboards, radiator, stairs to first floor, door to rear garden.

CLOAKROOM:

Rear aspect, double glazed window, low level w.c with concealed cistern, corner wash hand basin, chrome heated towel rail, tiled flooring.

KITCHEN/DINING ROOM:

15'8" x 8'6" (4.78m x 2.59m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces inset 1.5 bowl sink unit, fitted oven and hob with extractor over, plumbing for washing machine and dishwasher, appliance space, radiator, laminate flooring, wall mounted gas fired boiler.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

12'6" x 11'3" (3.81m x 3.43m)

Rear aspect, double glazed window, airing cupboard, fitted triple wardrobe with mirror doors, radiator.

BEDROOM TWO:

13'6" x 9'1" (4.11m x 2.77m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

9'10" x 8'6" (3.00m x 2.59m)

Front aspect, double glazed window, radiator.

BATHROOM:

6'1" x 5'7" (1.85m x 1.70m)

Rear aspect, double glazed window, panel enclosed bath with electric shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail, tiled walls.

GARDENS:

To the front of the property is a lawned garden with shingled border. To the rear of the property is a west facing garden enjoying a private aspect, laid to gravel and shingle, enclosed by brick wall and fencing, rear gate access, outside light.

COUNCIL TAX:

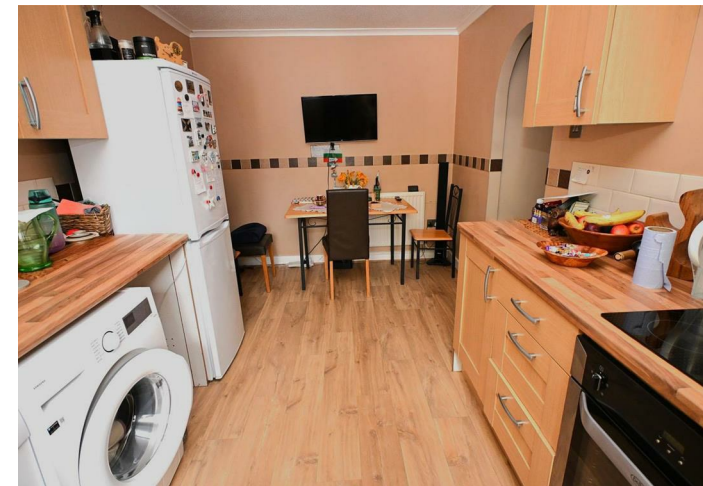
Band C

MONEY LAUNDERING REGULATIONS:

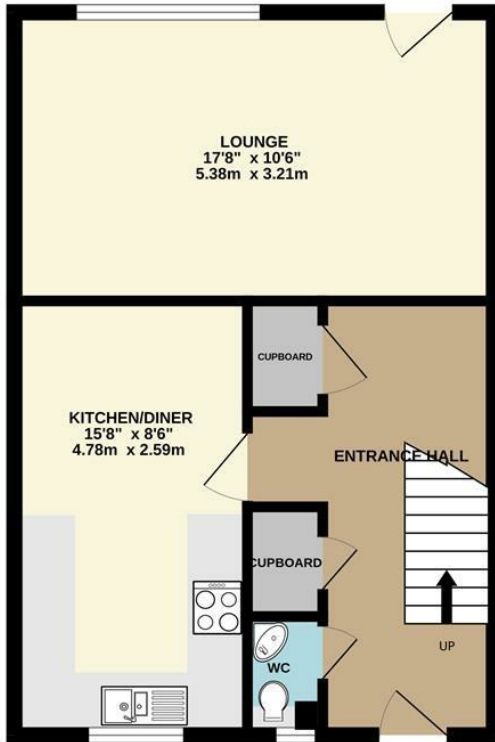
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

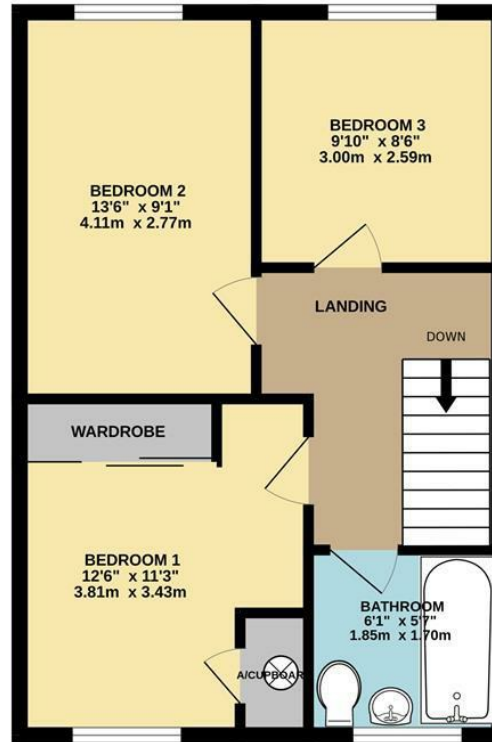
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BED MID TERRACED

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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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

