



Byron Close, Popley, BASINGSTOKE, RG24 9BN
Guide Price £290,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented three bedroom end of terrace family home. The kitchen/dining room was refitted in December 2024 and the property has been re-decorated and re-carpeted. The accommodation includes cloakroom, 16' kitchen/dining room, lounge, three good sized bedrooms and a family bathroom. The garden enjoys a southerly aspect and is larger than average for properties of this size.

The property is ideally located within half a mile of Marnel Infant and Junior School and 1 mile away from Everest Community Academy. Basingstoke North Hampshire Hospital is just 2 miles away as is Basingstoke Railway Station (London Waterloo 46 minutes) (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Composite front door, radiator, stairs to first floor, under stairs storage area, laminate flooring, walk-in cupboard housing boiler and meters.

CLOAKROOM:

Double glazed window, low level w.c., corner wash hand basin, radiator, tiled flooring.

KITCHEN/DINING ROOM:

16'3" max x 9'10" (4.95m max x 3.00m)

Rear aspect, double glazed windows, double glazed door to garden, refitted kitchen comprising range of eye and base level units, square edged work surfaces, inset sink with mixer tap, fitted oven and hob with extractor over, appliance space, radiator, tiled flooring.

LOUNGE:

16'3" x 10' (4.95m x 3.05m)

Double aspect, double glazed windows to front and rear, wall light points, two radiators, t.v aerial point.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window, airing cupboard.

BEDROOM ONE:

14'1" x 10' (4.29m x 3.05m)

Rear aspect, double glazed window, built-in wardrobe, radiator.

BEDROOM TWO:

10' x 10' (3.05m x 3.05m)

Rear aspect, double glazed window, built-in wardrobe, radiator.

BEDROOM THREE:

10' x 7'6" (3.05m x 2.29m)

Side aspect, double glazed window, built-in wardrobe, radiator.

BATHROOM:

6'9" x 5'10" (2.06m x 1.78m)

Front aspect, double glazed window, white suite comprising panel enclosed bath with shower over, glass shower screen, low level w.c., vanity unit with inset wash hand basin and cupboard below, chrome heated towel rail.

GARDENS:

To the rear of the property is a patio leading to lawned area, flower border, brick built shed, enclosed by brick walling and timber fencing, rear gate access. Communal parking nearby.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

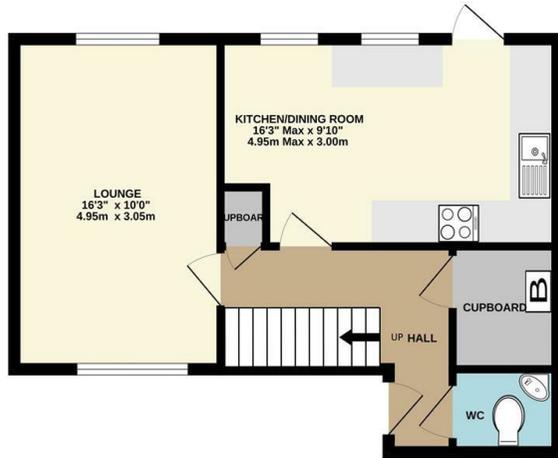
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

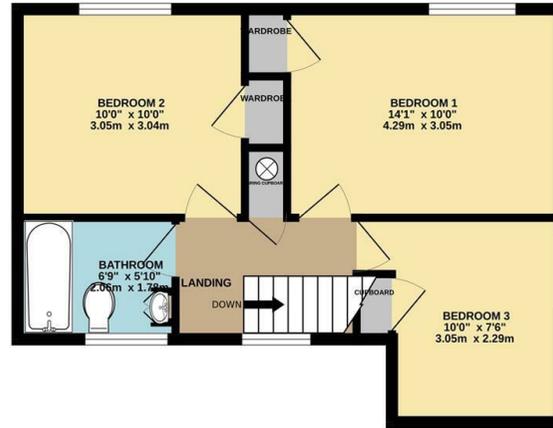
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM END 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 | A | | |
| 201-141 | B | | |
| 109-80 | C | | |
| 69-54 | D | | |
| 29-54 | E | | |
| 11-30 | F | | |
| 1-10 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 86 |

| Environmental Impact (CO ₂) Rating | | Current | Maximum |
|---|---|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| 92-81 | B | | |
| 69-65 | C | | |
| 29-54 | D | | |
| 11-30 | E | | |
| 1-10 | F | | |
| Not environmentally friendly - higher CO ₂ emissions | G | | |

England & Wales EU Directive 2002/91/EC

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