



High Drive, Berg Estate, Basingstoke, RG22 6JU  
**Guide Price £300,000**



**CHEQUERS**  
Independent Estate Agents

## High Drive, Berg Estate, Basingstoke, RG22 6JU

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this semi-detached bungalow in the heart of the popular Berg Estate. Whilst requiring modernisation, the property offers great potential with good sized accommodation of living room, kitchen/dining room, two bedrooms and a bathroom. The well proportioned plot has the potential to extend - subject to planning.

### ENTRANCE HALL:

Airing cupboard.

### LIVING ROOM:

15'2" x 11'8" (4.62m x 3.56m)

Rear aspect, sliding patio doors to garden, fireplace.

### KITCHEN/DINING ROOM:

13'11" x 10'10" (4.24m x 3.30m)

Rear and side aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space, door to side.

### BEDROOM ONE:

12'9" x 9'8" (3.89m x 2.95m)

Front aspect, double glazed window with feature shutters.

### BEDROOM TWO:

10'11" x 7'11" (3.33m x 2.41m)

Front aspect.

### BATHROOM:

6'8" x 6'2" (2.03m x 1.88m)

Side aspect, suite comprising panel enclosed bath, wash hand basin, low level w.c., double glazed window with shutters.

### GARDENS:

To the front of the property the garden is

enclosed by dwarf brick walling, gates to driveway parking, side access. To the rear of the property is a generously sized garden, offering great potential.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

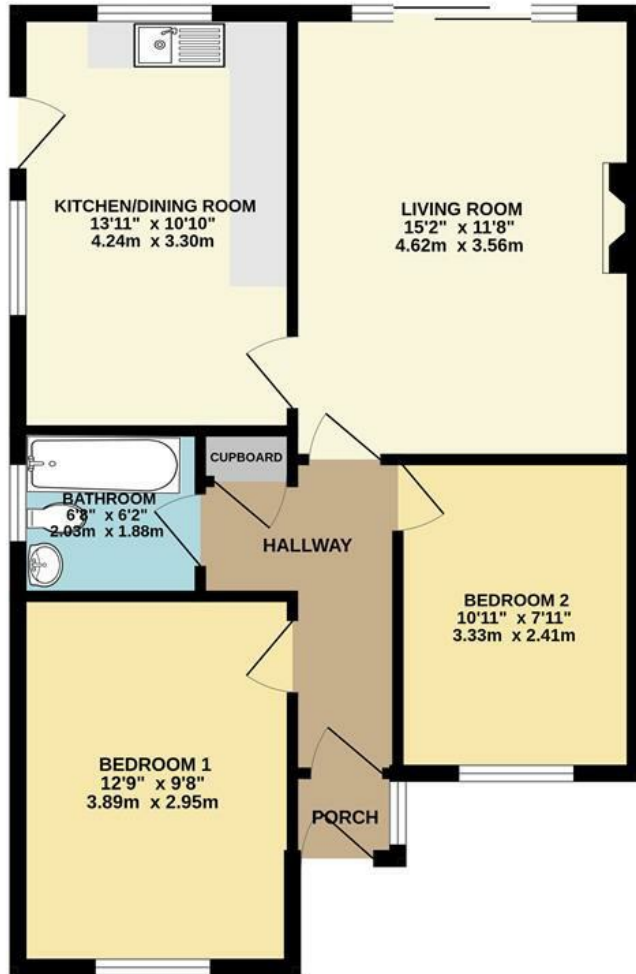
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
630 sq.ft. (58.5 sq.m.) approx.



2 BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission of mis-st prospective purchases and no respon only and show them have not can be given 26



Energy Efficiency Rating	
Current	Potential
80	80
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
80	80
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

