



Holbein Close, Black Dam, Basingstoke, RG21 3EX
Guide Price £250,000



Holbein Close, Black Dam, Basingstoke, RG21 3EX

CHEQUERS are pleased to offer this semi-detached bungalow set in a popular no through road, close to local amenities. The accommodation include lounge/dining room, kitchen, two bedrooms, shower room and a garden room. Further benefits include double glazing, gas radiator heating, enclosed garden and parking for 1 car. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, storage cupboard, glazed doors to kitchen and lounge.

KITCHEN:

8'11" x 8'11" (2.44m; 3.35m x 2.72m)

Range of eye and base level units, work surfaces, tiled surrounds, inset single drainer sink unit with mixer tap, wall mounted boiler, appliance space, radiator, glazed door to garden.

LOUNGE/DINING ROOM:

17'1" x 9'10" (5.21m x 3.00m)

Front aspect, double glazed window, radiator, heating thermostat, door to -

INNER HALLWAY:

Doors to bedrooms and bathroom.

BEDROOM ONE:

11'11" x 9'10" (3.63m x 3.00m)

Rear aspect, built-in wardrobe, wall light points, radiator, sliding patio doors to -

GARDEN ROOM:

10'11" x 8'10" (3.33m x 2.69m)

Sliding doors to garden.

BEDROOM TWO:

9'1" x 8'4" (2.77m x 2.54m)

Rear aspect, double glazed window, access to loft space.

SHOWER ROOM:

7'9" x 4'11" (2.36m x 1.50m)

White suite comprising shower cubicle, low level w.c., pedestal wash hand basin, radiator, double glazed window.

GARDENS:

To the front of the property is a lawned garden with mature shrubs, driveway with gate leading to rear garden, lawned garden to side. To the rear of the property is a patio garden with raised brick borders, outside light, garden shed.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

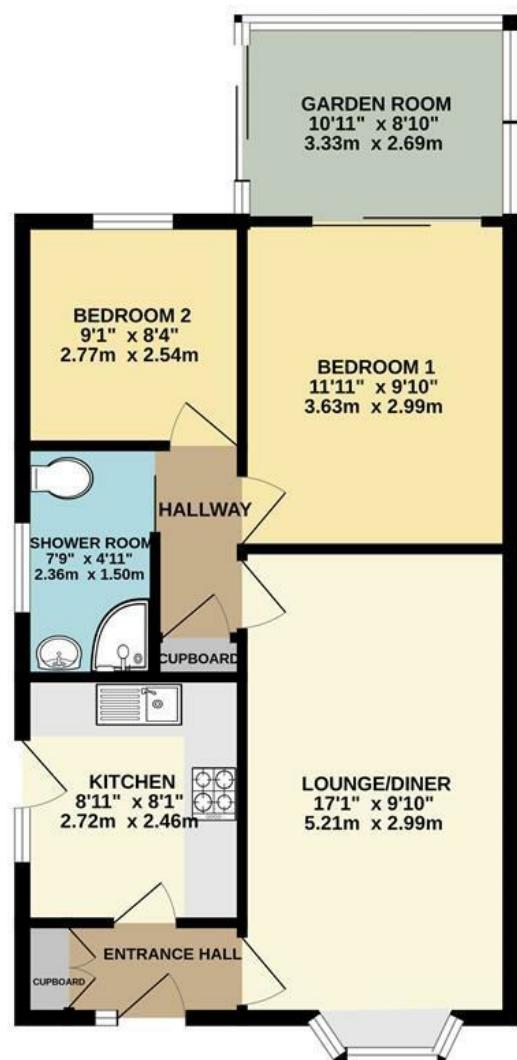
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
597 sq.ft. (55.5 sq.m.) approx.



Whilst every attempt
is made to ensure
accuracy, we cannot
be held responsible
for any errors or
mis-description
contained within
these particulars.
Prospective purchasers
and lessees must
rely upon their own
enquiries and/or
checks to verify the
information given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(91-91) B		(91-91) B	
(90-80) C		(90-80) C	
(89-80) D		(89-80) D	
(89-80) E		(89-80) E	
(81-70) F		(81-70) F	
(70-00) G		(70-00) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



www.chequersestateagents.co.uk

T 01256 810018

E sales@chequersestateagents.co.uk

