



Queen Mary Avenue, South View, Basingstoke, RG21 5PF
Guide Price £350,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this semi-detached home in a convenient location in the popular South View, a short distance from the town centre and main line railway station. Whilst requiring modernisation, the house offers good sized accommodation over two floors and benefits from a generously sized plot with off road parking to the front.

ENTRANCE PORCH:

Glazed door to -

ENTRANCE HALL:

Stairs to first floor, meter cupboard.

LOUNGE:

14'1" max x 11'5" max (4.29m max x 3.48m max)

Rear aspect, ornamental fireplace, storage cupboard, sliding patio doors to -

CONSERVATORY:

7'7" x 7'4" (2.31m x 2.24m)

Double glazed, tiled flooring, glazed door to the rear.

DINING ROOM:

12'9" x 11'6" (3.89m x 3.51m)

Front aspect, fitted gas fire, bi-fold door to -

KITCHEN:

12'5" max x 7'8" max (3.78m max x 2.34m max)

Rear aspect, range of eye and base level units, single drainer sink unit, roll edged work surfaces, fitted hob with extractor over, fitted oven with cupboards above and below, appliance space, glazed door to -

COVERED AREA:

Glazed door to side, brick storage sheds, WORKSHOP - 9'6" x 5'1".

OUTSIDE W.C:

W.c., wash hand basin.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

12'2" max x 11'5" max (3.71m max x 3.48m max)

Rear aspect, built-in wardrobe.

BEDROOM TWO:

12'11" max x 10' min (3.94m max x 3.05m min)

Rear aspect, built-in wardrobe.

BEDROOM THREE:

9'11" max x 7'3" max (3.02m max x 2.21m max)

Front aspect, storage cupboard.

BATHROOM:

8'1" x 4'11" (2.46m x 1.50m)

Front aspect, suite comprising panel enclosed bath, low level w.c., wash hand basin.

GARDENS:

To the front of the property is an enclosed garden with off street parking, shrub borders. To the rear of the property is a generously sized garden with patio leading to lawn, ornamental pond, green houses.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

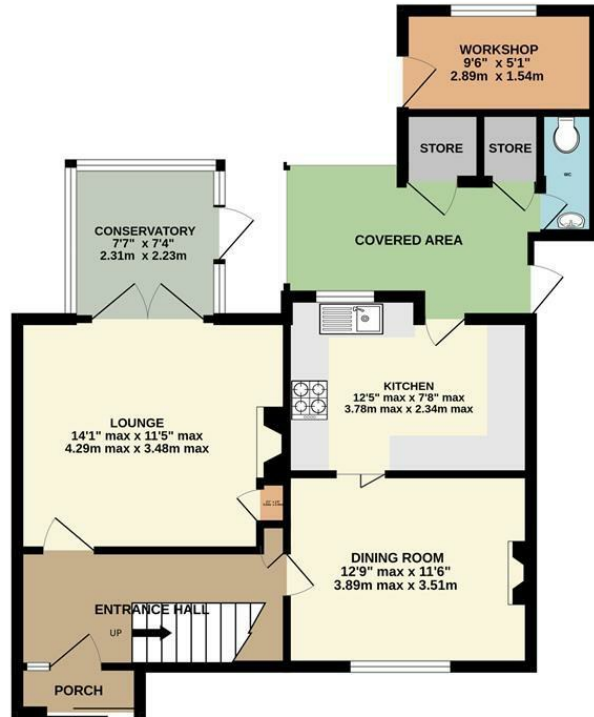
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

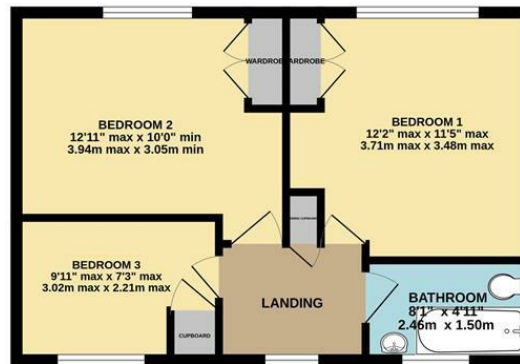
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



3 BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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	Potential
Very energy efficient - lower running costs		
92 plus A		80
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G	20	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



