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Bourne Court, Riverdene, Basingstoke, RG21 4QA

**Guide Price £300,000**



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## Bourne Court, Riverdene, Basingstoke, RG21 4QA

NO ONWARD CHAIN - A conveniently positioned mid terraced house situated in the popular Riverdene area of the town centre. The property fronts onto a small green and is close to Eastrop Park. The accommodation includes entrance hall, living room, kitchen, three bedrooms and shower room. The property benefits from double glazing, gas radiator heating and a garage on site.

### ENTRANCE PORCH:

Front door to -

### ENTRANCE HALL:

Stairs to first floor, radiator, glazed door to -

### LIVING ROOM:

23'11" max x 12'4" max (7.29m max x 3.76m max)

Double aspect, feature fireplace with coal effect gas fire, under stairs cupboard, radiator, glazed door to -

### KITCHEN:

8'6" x 7'9" (2.59m x 2.36m)

Rear aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated washing machine, dishwasher and fridge, double glazed door to rear garden.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, airing cupboard.

### BEDROOM ONE:

13' max x 9' max (3.96m max x 2.74m max)

Front aspect, double glazed window, built-in cupboards, radiator.

### BEDROOM TWO:

9' x 8'6" (2.74m x 2.59m)

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

### BEDROOM THREE:

9'9" max x 6'3" max (2.97m max x 1.91m max)

Front aspect, double glazed window, radiator, storage cupboard.

### SHOWER ROOM:

6'3" x 5'6" (1.91m x 1.68m)

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

### GARDENS:

To the front of the property is a lawned garden with shrub borders, pathway to the front door. To the rear of the property is a patio garden with mature borders, rear gate access.

### GARAGE:

Single garage set in the rear garden, up and over door, personal door to garden.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

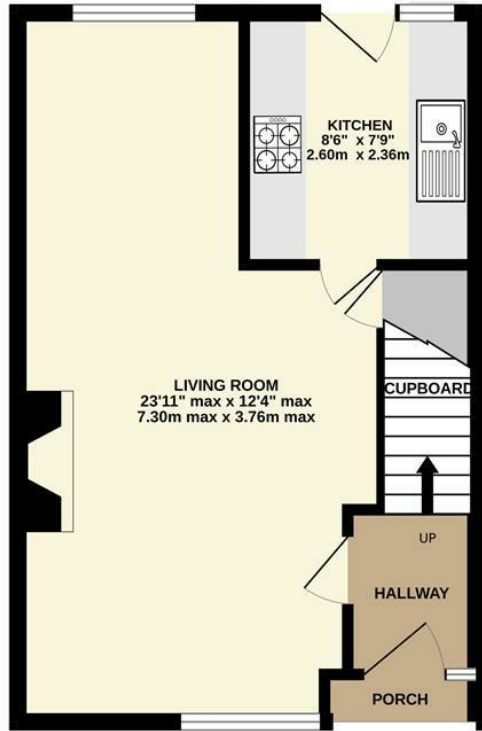
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

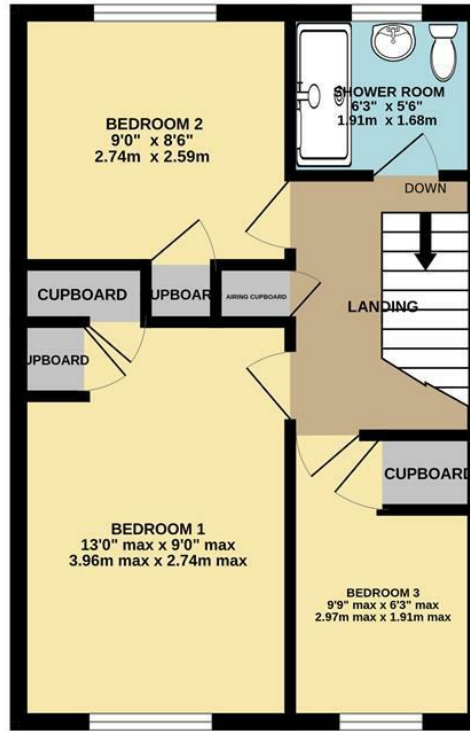
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	Target
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		77	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

