



Gainsborough Road, Black Dam, Basingstoke, RG21 3EG  
**Guide Price £300,000**



## Gainsborough Road, Black Dam, Basingstoke, RG21 3EG

CHEQUERS are pleased to offer this three bedroom mid terraced home, situated on the popular Black Dam development, close to the town centre. Offered with NO ONWARD CHAIN, viewing is recommended to appreciate all on offer including lounge/dining room, cloakroom, kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, radiator heating and an enclosed rear garden.

### ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard.

### CLOAKROOM:

White suite of low level w.c., wash hand basin.

### LOUNGE/DINING ROOM:

21'4" x 11'5" max (6.50m x 3.48m max)

Double glazed French doors to garden, radiator, ornamental fireplace.

### KITCHEN:

11'6" max x 9'2" max (3.51m max x 2.79m max)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, breakfast bar, double glazed window.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Airing cupboard housing boiler.

### BEDROOM ONE:

11'8" max x 11'4" (3.56m max x 3.45m)

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

### BEDROOM TWO:

11'7" x 9'6" (3.53m x 2.90m)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

9'7" x 9'3" (2.92m x 2.82m)

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

### BATHROOM:

Modern white suite comprising 'P' shaped bath with mixer tap and shower over, shower screen, vanity unit with inset wash hand basin and low level w.c.

### GARDENS:

To the front of the property is a lawned garden with picket fencing. To the rear of the property is a lawned garden with shingled and paved patio area, garden shed, rear gate access.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

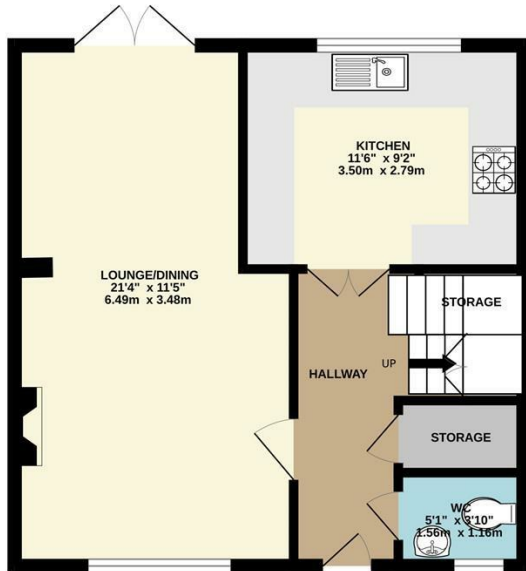
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

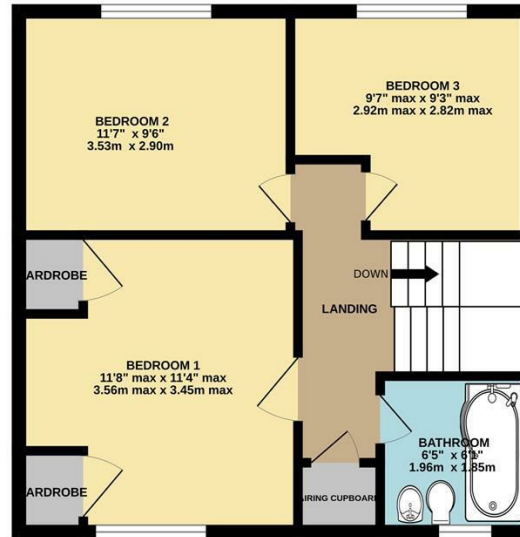
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

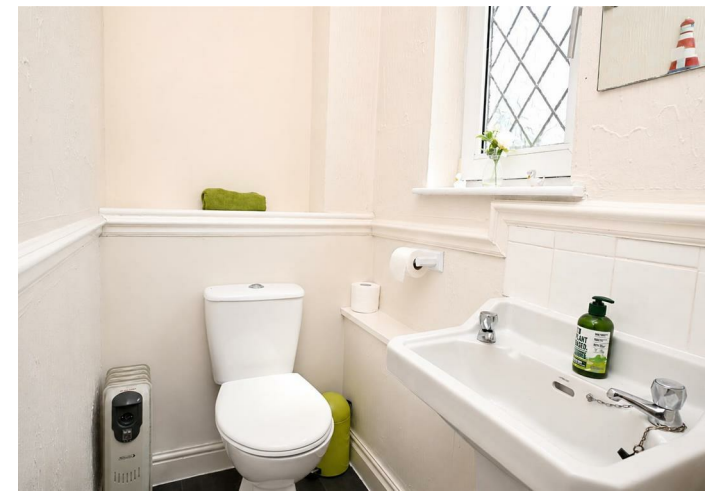


1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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	Minimum
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

