



Berkeley Drive, Old Hatch Warren, Basingstoke, RG22 4NS
Guide Price £295,000



CHEQUERS

Independent Estate Agents

Berkeley Drive, Old Hatch Warren, Basingstoke, RG22 4NS

CHEQUERS are pleased to bring this two bedroom mid terraced property to the market. The property benefits from a south facing rear garden, off road parking, recently fitted boiler and electric consumer unit. The accommodation includes lounge to the rear overlooking the private garden, kitchen with oven and hob, two bedrooms and a bathroom.

ENTRANCE HALL:

Double glazed front door, laminate flooring, stairs to first floor, radiator, under stairs cupboard, cupboard housing meters and consumer unit, archway to -

KITCHEN:

10'10" x 5'8" (3.30m x 1.73m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, stainless steel sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, radiator, tiled surrounds, tiled flooring.

LOUNGE/DINING ROOM:

13'6" x 11'9" (4.11m x 3.58m)

Rear aspect, double glazed sliding patio doors to garden, radiator, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'10" x 9' (3.61m x 2.74m)

Rear aspect, radiator, laminate flooring.

BEDROOM TWO:

9'3" x 8'7" (2.82m x 2.62m)

Front aspect, radiator, laminate flooring, airing cupboard, double cupboard housing boiler and hanging rail.

BATHROOM:

Suite comprising pane enclosed bath with independent shower over, vanity unit with inset wash hand basin, cupboards below, low level w.c with concealed cistern, shaver point.

GARDENS:

To the front of the property is a block paved driveway, outside tap. To the rear of the property is a shingle garden with steps to raised flower bed, further shingled area with garden shed, rear gate access, enclosed by panelled fencing.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

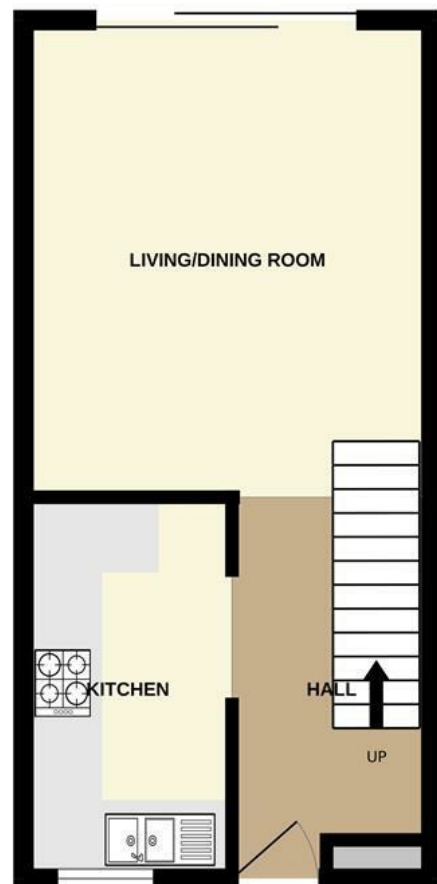
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

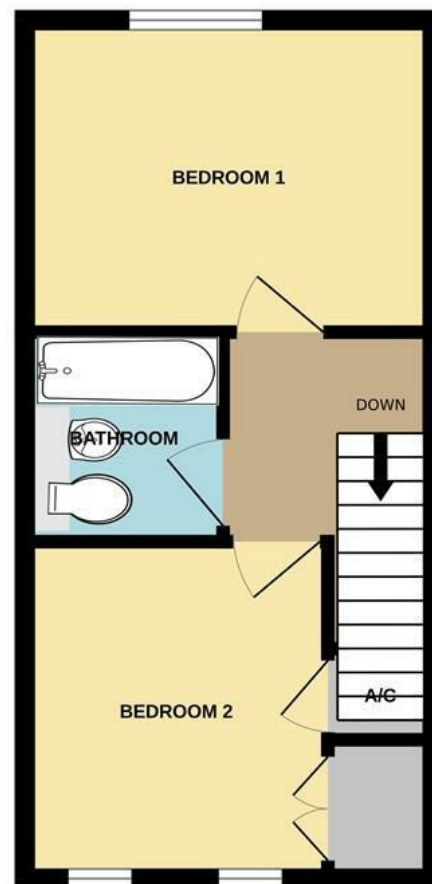
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



2 BEDROOM MID TERRACE

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 not be relied upon as a basis for any prospective purchaser. The services, systems and appliances shown are as to their operability or efficiency as at the date of completion of the plan.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
92-100 A	
81-91 B	
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England & Wales	EU Directive 2002/91/EC





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