



Rochford Road, Brookvale, Basingstoke, RG21 7TQ
Offers In Excess Of £350,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this character Victorian terraced home, located in a sought after road in the heart of the town centre. The accommodation includes two reception rooms sharing a feature double sided open fireplace, kitchen, utility room and cloakroom on the ground floor with three well proportioned bedrooms and a family bathroom on the first floor. Externally there is a shingled front garden and a rear garden enjoying a southerly aspect with double gated rear access. (draft particulars - awaiting vendors approval).

STORM PORCH:

Composite front door, part glazed door to -

ENTRANCE HALL:

Stairs to first floor, radiator.

LOUNGE:

11'6" plus bay x 10'8" (3.51m plus bay x 3.25m)

Front aspect, double glazed bay window, radiator, wall light points, double sided open fireplace (also serving dining room).

DINING ROOM:

14'2" x 11'8" (4.32m x 3.56m)

Rear aspect, double glazed window, under stairs cupboard, feature double sided open fireplace, door to -

KITCHEN:

10'4" x 9'3" (3.15m x 2.82m)

Side aspect, double glazed window, range of eye and base level units, solid wood block work surfaces, inset 1.5 bowl sink unit with mixer tap, integrated dishwasher and fridge/freezer, concealed boiler, appliance space, tiled flooring, part glazed door to -

UTILITY ROOM:

6'8" x 6' (2.03m x 1.83m)

Rear aspect, double glazed window and door to rear garden, solid wood block work surface with appliance space below, cupboards above, plumbing for washing machine, radiator, tiled flooring, door to -

CLOAKROOM:

Low level w.c., wash hand basin, chrome heated towel rail, inset spotlights, extractor fan.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

14'2" max x 11'8" max (4.32m max x 3.56m max)

Front aspect, twin double glazed windows, built-in double wardrobe, radiator.

BEDROOM TWO:

12' x 8'10" (3.66m x 2.69m)

Rear aspect, double glazed window, feature bronze fireplace with shelved alcoves either side radiator.

BEDROOM THREE:

9'5" x 8'8" (2.87m x 2.64m)

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

BATHROOM:

7'10" x 5'4" (2.39m x 1.63m)

Side aspect, double glazed window, white suite comprising panel enclosed bath with folding shower screen, pedestal wash hand basin, low level w.c., heated towel rail, tiled surrounds, tiled flooring, extractor fan.

GARDENS:

To the front of the property is a shingled garden with quarry tiled pathway to the front door, enclosed by low level walling. The garden to the rear of the property enjoys a private southerly aspect, large decked area, small artificial lawned area, outside light and tap, double gates to rear, enclosed by walling.

COUNCIL TAX:

Band D

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.



FIRST FLOOR

LIVING ROOM
11'6" x 10'8"
3.51m x 3.25m

DINING ROOM
14'2" x 11'8"
4.31m x 3.55m

KITCHEN
10'4" x 9'3"
3.15m x 2.82m

UTILITY
6'8" x 6'0"
2.03m x 1.83m

WC

STORAGE

UP

BEDROOM 3
9'5" x 8'8"
2.87m x 2.63m

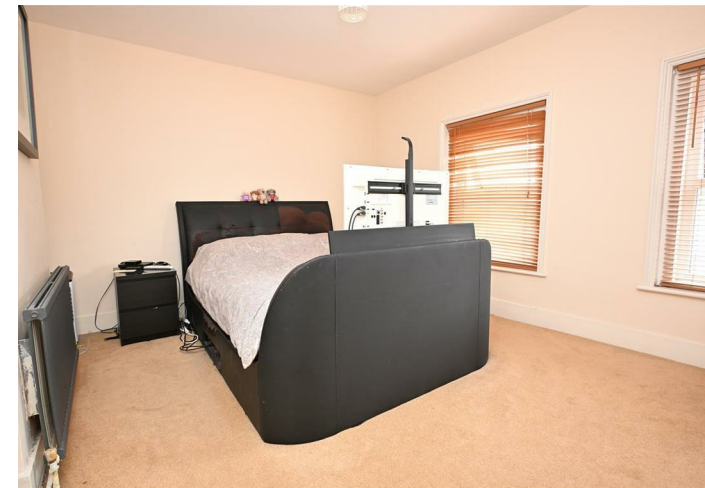
BATHROOM
7'10" x 5'4"
2.39m x 1.63m

BEDROOM 2
12'0" x 8'10"
3.66m x 2.69m

BEDROOM 1
14'2" Max x 11'8" Max
4.31m Max x 3.55m Max

DOWN

WARDROBE



Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are an omission or mis-statement. This plan is for illustrative prospective purchaser. The services, systems and appliances as to their operability or
Made with Me



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Future
Very environmentally friendly - lower CO ₂ emissions (92 plus) 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
2002/1/EC

