



Boyce Close, Brighton Hill, Basingstoke, RG22 4JY  
**Guide Price £335,000**



## Boyce Close, Brighton Hill, Basingstoke, RG22 4JY

CHEQUERS are pleased to offer for sale this well presented mid terraced house situated on the popular Brighton Hill development. The property offers well balanced accommodation including lounge, modern kitchen/dining room, cloakroom, three bedrooms and a refitted shower room. Further benefits include double glazing, gas radiator heating, a landscaped sunny rear garden and communal parking. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator.

### CLOAKROOM:

Modern white suite of low level w.c., wash hand basin, double glazed window.

### LOUNGE:

17'10" x 11'9" (5.44m x 3.58m)

Rear aspect, sliding patio door to rear garden, laminate flooring, radiator.

### KITCHEN/DINING ROOM:

15'1" max x 11'6" max (4.60m max x 3.51m max)

Front aspect, range of eye and base level units, work surfaces, inset single drainer sink unit, fitted oven and hob with extractor over, tiled surrounds, appliance space, breakfast bar, radiator, archway to lounge.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboards.

### BEDROOM ONE:

11'9" max x 11'8" max (3.58m max x 3.56m max)

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

### BEDROOM TWO:

11'9" max x 11'8" max (3.58m max x 3.56m max)

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

### BEDROOM THREE:

8'8" x 7'10" (2.64m x 2.39m)

Rear aspect, double glazed window, radiator.

### SHOWER ROOM:

Suite comprising walk-in shower cubicle, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, heated towel rail, double glazed window.

### GARDENS:

To the front of the property is a pathway to the front door, shrub border, storage cupboard. To the rear of the property is a well maintained garden enjoying a sunny aspect, feature patio with steps up to artificial lawned area, raised borders, outside tap, power point, storage shed, rear access, enclosed by brick walling and 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.

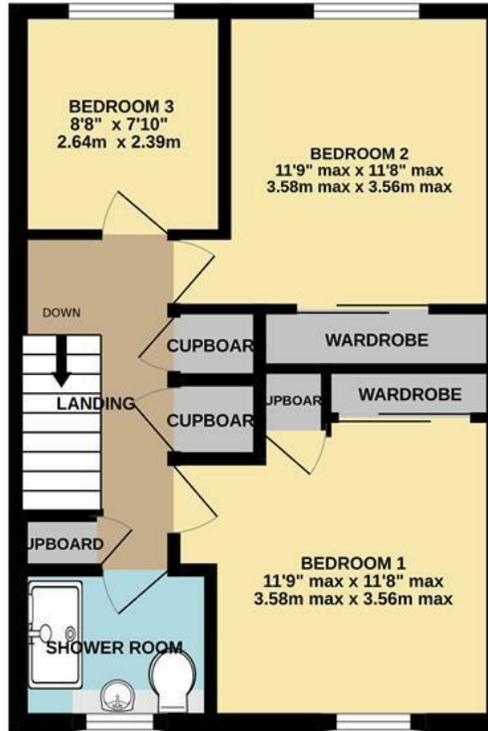
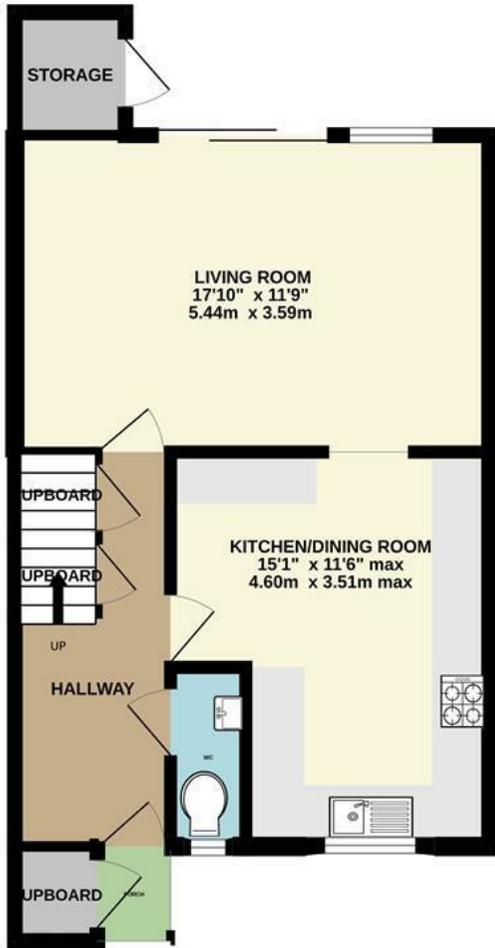
### REFERRALS:

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  
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 974 sq.ft. (90.5 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 as to their operability or efficiency can vary. Made with Metropix ©2025



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	76
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC

