



Bramble Way, Old Basing, Basingstoke, RG24 7JS  
**Guide Price £400,000**





## Bramble Way, Old Basing, Basingstoke, RG24 7JS

CHEQUERS are pleased to offer for sale this well presented bungalow situated in the heart of Old Basing. The bungalow has been modernised throughout by the current owner and an internal viewing is essential to fully appreciate the location and accommodation - entrance porch, entrance hall, 26' lounge, dining room, refitted kitchen, two double bedrooms and a refitted bathroom. Further benefits include double glazing, gas radiator heating, garage and enclosed garden. (draft particulars - awaiting vendors approval).

### ENTRANCE PORCH:

Double glazed window, door to garage, door to -

### ENTRANCE HALL:

Access to loft space, spotlights, airing cupboard, storage cupboard, radiator, double glazed door to garden.

### LOUNGE/DINING ROOM:

26'8" max x 11'4" max (8.13m max x 3.45m max)

Double glazed window, double glazed sliding patio doors to garden, feature fireplace, radiator, spotlights.

### KITCHEN:

12'1" max x 8'2" max (3.68m max x 2.49m max)

Refitted and comprising range of eye and base level units, work surfaces and breakfast bar, single drainer sink unit with mixer tap, fitted hob with extractor over, fitted double oven with cupboards above and below, integrated dishwasher and fridge/freezer, tiled surrounds, spotlights, appliance space, double glazed window.

### BEDROOM ONE:

14'9" x 8'11" (4.50m x 2.72m)

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

### BEDROOM TWO:

12'5" x 8'7" (3.78m x 2.62m)

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

### BATHROOM:

6'5" x 5'8" (1.96m x 1.73m)

Front aspect, double glazed window, 'L' shaped bath with rainfall shower over and glass shower screen, extractor fan above, vanity unit with inset sink and drawers below, wall mounted cupboard with mirrored door over, low level w.c., tiled surrounds, spotlights, heated towel rail.

### GARAGE:

17'6" x 9'6" (5.33m x 2.90m)

Up and over door, light and power, door to entrance porch,

### GARDENS:

To the front of the property is a lawned area with shrub and stone borders, driveway to garage, pathway to the front door, To the rear of the property is a patio area leading to lawned garden, stepping stone to rear access, flower and shrub borders.

### COUNCIL TAX:

Band D

### AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the vendor is a connected person as defined by the act.

### MONEY LAUNDERING REGULATIONS:

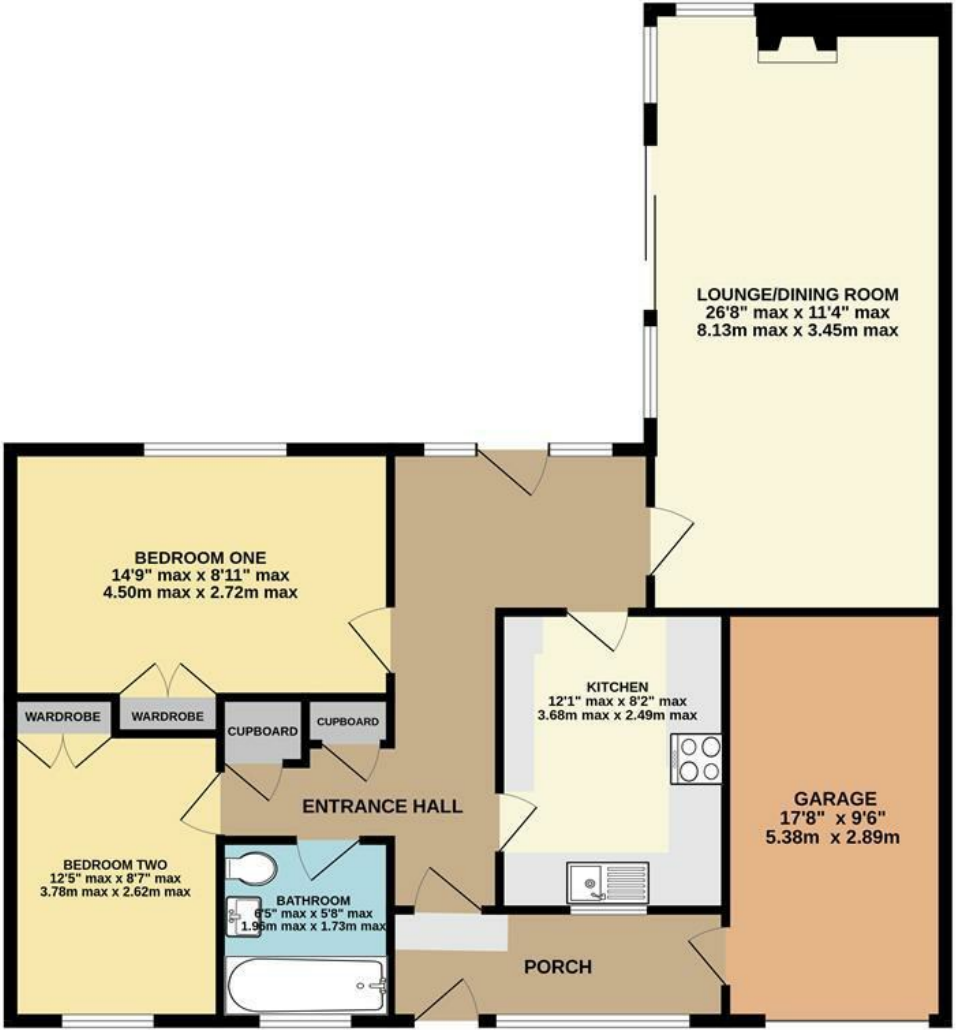
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



2 BEDROOM BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are taken for information only and should not be relied upon for any purpose. This plan is for prospective purchasers. The services, systems and fixtures are as shown on the plan.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-45 F	
35-39 G	
21-34	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-45 F	
35-39 G	
21-34	
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