



Kenilworth Road, Winklebury, BASINGSTOKE, RG23 8JA  
**Guide Price £450,000**





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CHEQUERS are pleased to offer for sale this detached family home set on the outskirts of Basingstoke. The property offers well balanced accommodation including cloakroom, lounge, dining area kitchen and utility/storage area on the ground floor with three bedrooms and family bathroom arranged on the first floor. Further benefits include gas radiator heating, garage, parking and an enclosed rear garden. (draft particulars - awaiting vendors approval).

### ENTRANCE PORCH PLUS UTILITY AREA:

Double glazed front door, laminate flooring, appliance space, wall mounted boiler, door to rear garden, double glazed door to -

### ENTRANCE HALL:

Stairs to first floor, radiator, understairs cupboard.

### CLOAKROOM:

Suite comprising low level w.c., wash hand basin, radiator, tiled flooring.

### LOUNGE:

21'9" x 11'9" max, 10'3" min (6.63m x 3.58m max, 3.12m min)

Front aspect, double glazed window, feature fireplace, bi-fold door to kitchen, square arch to -

### DINING AREA:

12'4" x 6'8" (3.76m x 2.03m)

Rear aspect, double glazed patio doors to garden, radiator, double glazed door to side.

### KITCHEN:

12'2" x 8'11" (3.71m x 2.72m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, built-in oven and hob, single drainer sink unit with mixer tap, appliance space, spotlights, door to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window.

### BEDROOM ONE:

11'11" x 11'10" (3.63m x 3.61m)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

12'2" x 9'3" (3.71m x 2.82m)

Front aspect, double glazed window, range of built-in wardrobes, radiator.

### BEDROOM THREE:

9'3" x 8'5" (2.82m x 2.57m)

Rear aspect, double glazed window, radiator, airing cupboard.

### BATHROOM:

6'10" x 6'10" (2.08m x 2.08m)

White suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled surrounds, tiled flooring, double glazed window.

### GARDENS:

To the front of the property is block paved parking with a dwarf retaining wall. To the rear of the property is an enclosed garden, raised decking area leading to lawned area with shrub borders.

### GARAGE:

Single garage to the rear, accessed off Restormel Close - up and over door, power, personal door to rear garden.

### COUNCIL TAX:

Band D

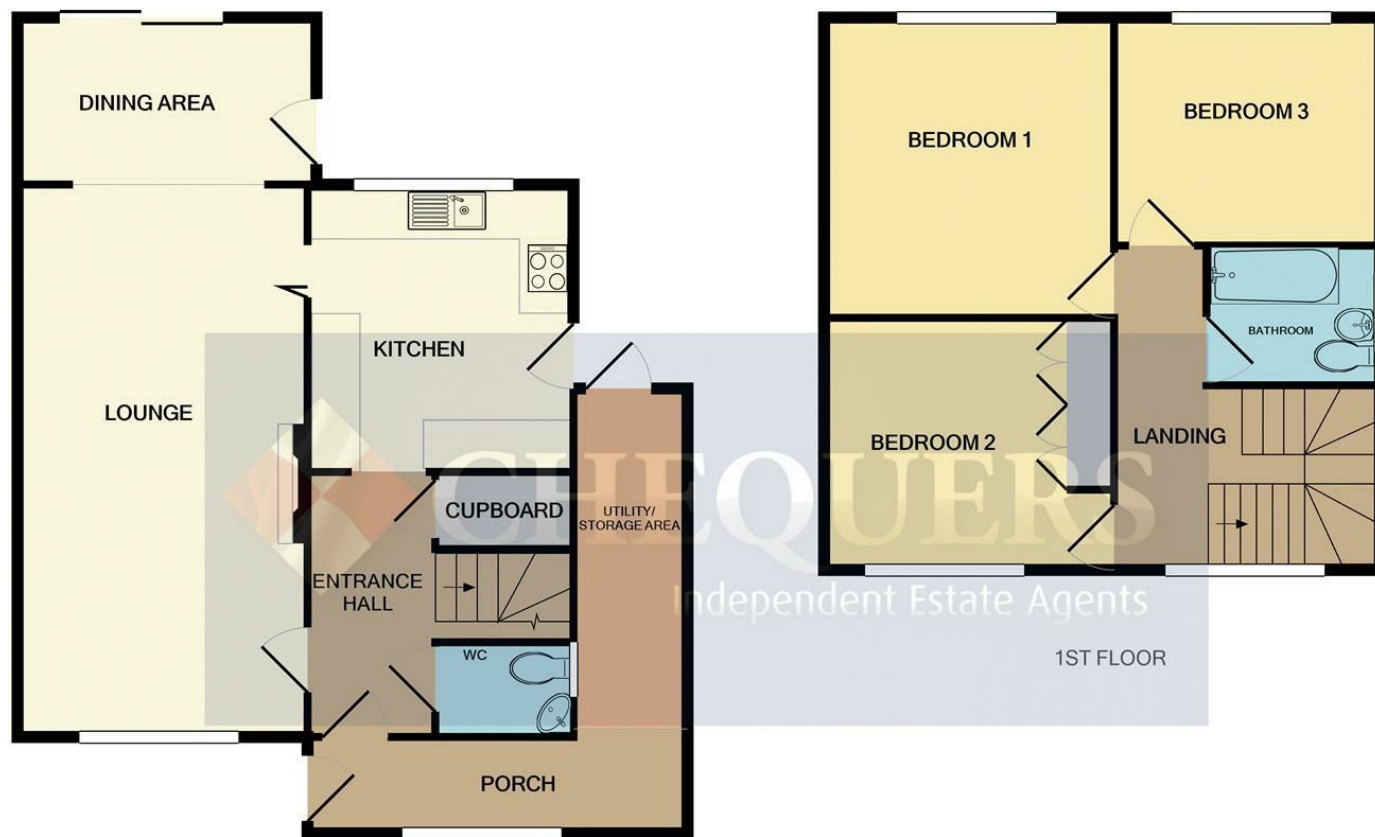
### MONEY LAUNDERING REGULATIONS:

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.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(35-39) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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