



Lapin Lane, Hatch Warren, Basingstoke, RG22 4XH  
**Guide Price £285,000**



**CHEQUERS**

Independent Estate Agents



## Lapin Lane, Hatch Warren, Basingstoke, RG22 4XH

NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented two bedroom end of terrace house, set on the popular Hatch Warren development. The accommodation includes living room, modern kitchen with door to landscaped south facing garden, two bedrooms and a modern bathroom. Further benefits include double glazing and two allocated parking spaces. (draft particulars - awaiting vendors approval)

### LIVING ROOM:

15'8" x 11'8" max (4.78m x 3.56m max)

Front aspect, double glazed front door, double glazed window, laminate flooring, electric heater, stairs to first floor, under stairs cupboard, access to -

### KITCHEN:

11'7" x 6' (3.53m x 1.83m)

Rear aspect, double glazed window, double glazed door to garden, range of eye and base level units, roll edged work surfaces, inset single drainer stainless steel sink unit with mixer tap, appliance space, plumbing for washing machine.

### STAIRCASE GIVES ACCESS TO LANDING:

### BEDROOM ONE:

11'4" x 9'8" max (3.45m x 2.95m max)

Front aspect, double glazed window, electric heater, fitted double and single wardrobe, airing cupboard.

### BEDROOM TWO:

10'8" x 5'6" (3.25m x 1.68m)

Rear aspect, double glazed window, electric heater.

### BATHROOM:

5'10" x 5'7" (1.78m x 1.70m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with electric shower over, vanity unit with inset wash hand basin and cupboards below, inset low level w.c., heated towel rail, extractor fan, shaver point.

### GARDENS:

To the front of the property is a lawned garden, pathway to the front door. The garden to the rear enjoys a private southerly aspect, paved patio leading to lawned area, hard standing with new shed, enclosed by brick walling and panelled fencing, side gate access.

### PARKING:

Two allocated parking spaces opposite the property - numbered 28

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

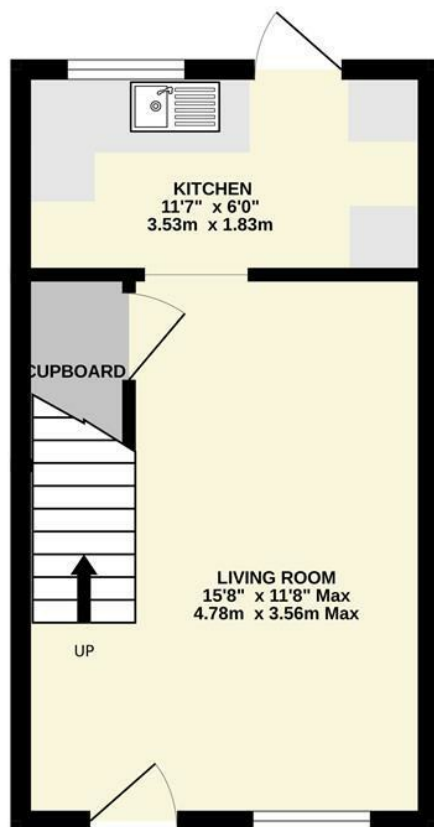
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

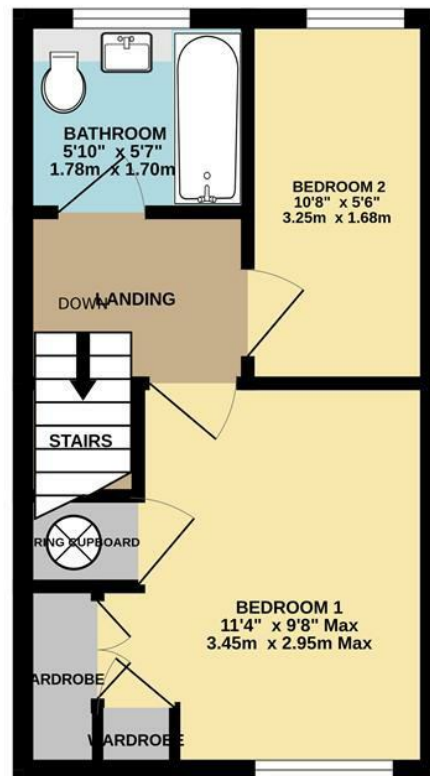
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



2 BEDROOM END 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 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 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



