



Andover Road, Oakley, Basingstoke, RG23 7HB  
**Guide Price £550,000**





## Andover Road, Oakley, Basingstoke, RG23 7HB

CHEQUERS are pleased to offer for sale this detached residence set in the popular village of Oakley and enjoying a superb plot with great development/extension potential - subject to the usual planning permissions. The property currently offers sitting room, kitchen, conservatory, two bedrooms and a bathroom. The property is approached via a private land and further benefits include various outbuildings and ample parking. The plot is of a generous size providing the opportunity to extend the existing property or develop with another dwelling - subject to planning. Viewing is recommended to appreciate the potential on offer. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Double glazed front door, night storage heater, access to loft space.

### SITTING ROOM:

11' x 8'9" (3.35m x 2.67m)

Front aspect, double glazed window, night storage heater.

### KITCHEN:

13'4" x 12' (4.06m x 3.66m)

Double aspect, double glazed windows, range of eye and base level units, single drainer sink unit with mixer tap, fitted oven and hob, plumbing for washing machine and dishwasher, appliance space, log burner, double glazed French doors to conservatory, door to -

### BOOT ROOM:

7'2" x 3' (2.18m x 0.91m)

Rear and side aspect, double glazed windows, door to side.

### CONSERVATORY:

9'7" x 6'4" (2.92m x 1.93m)

Double glazed construction, laminate flooring, double glazing door to garden.

### BEDROOM ONE:

11' x 9' (3.35m x 2.74m)

Double aspect, double glazed windows, night storage heater.

### BEDROOM TWO:

8'9" max x 7'5" max (2.67m max x 2.26m max)

Side aspect, double glazed window, night storage heater.

### BATHROOM:

7'5" x 5'11" (2.26m x 1.80m)

Side aspect, double glazed window, panel enclosed bath with electric shower over, shower screen, low level w.c., pedestal wash hand basin, tiled surrounds, wall mounted heater.

### GARDENS:

The property is approached via twin 5 bar gates. driveway for numerous vehicles, lawned areas to either side of the bungalow, side pathway to rear garden, enclosed by fencing and mature hedging. To the rear of the property is a lawned garden with timber outbuilding, shed and green house, ornamental pond, patio area, enclosed by fencing and mature hedging.

### COUNCIL TAX:

Band F

### MONEY LAUNDERING REGULATIONS:

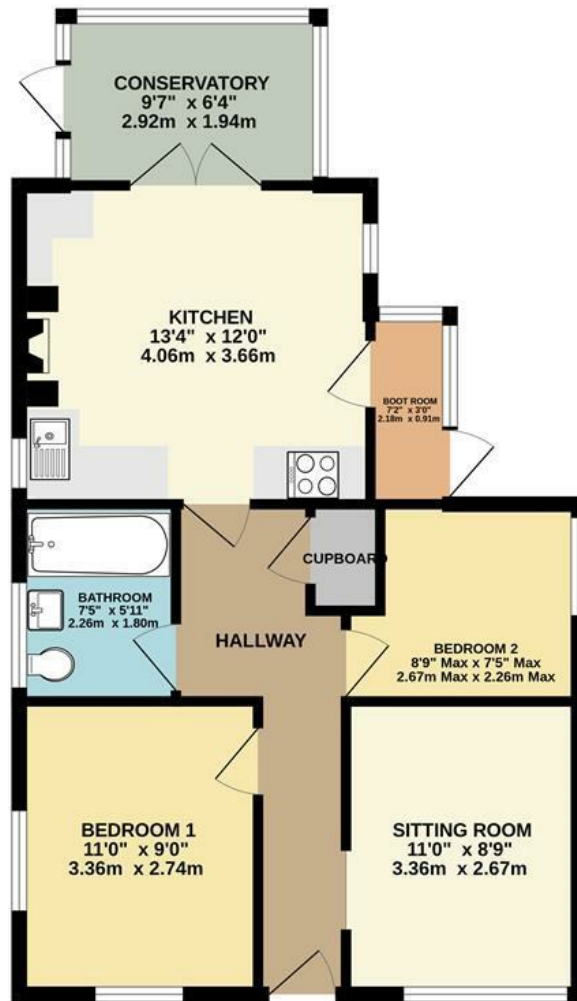
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
627 sq.ft. (58.2 sq.m.) approx.



#### 2 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-st prospective purchases.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
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 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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