



Pennine Way, Buckskin, Basingstoke, RG22 5AG  
**Guide Price £280,000**



## Pennine Way, Bucksin, Basingstoke, RG22 5AG

NO ONWARD CHAIN - CHEQUERS are delighted to market this well presented three bedroom family home, offering spacious accommodation over two floors. The ground floor comprises - cloakroom, kitchen, dining room with bi-fold doors to the lounge. The first floor has three bedrooms and a shower room with a large walk-in shower. The property has warm air heating and the boiler was replaced 6 years ago and has been serviced annually. Further benefits include a garage and well maintained gardens to the rear overlooking a green area.

### PORCH:

Open storm porch with bin storage area, double glazed front door to -

### ENTRANCE HALL:

Storage cupboard,

### CLOAKROOM:

Double glazed window, low level wc., wash hand basin.

### KITCHEN:

10' x 7' (3.05m x 2.13m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset sink unit, fitted oven and hob, plumbing for washing machine, appliance space, storage cupboard, access to -

### DINING ROOM:

10' x 8'8" (3.05m x 2.64m)

Front aspect, double glazed window, triple bi-fold doors to -

### LOUNGE:

17' x 10' (5.18m x 3.05m)

Rear aspect, double glazed window, t.v aerial point, door to -

### REAR HALL:

Duble glazed door to garden, stairs to first floor, door to entrance hall.

### STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, storage cupboard.

### BEDROOM ONE:

12'1" x 10'9" (3.68m x 3.28m)

Rear aspect, double glazed window.

### BEDROOM TWO:

10'2" plus wardrobe x 9' (3.10m plus wardrobe x 2.74m)

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

### BEDROOM THREE:

8' x 7'8" max (2.44m x 2.34m max)

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

### SHOWER ROOM:

9'5" x 4'8" (2.87m x 1.42m)

Double glazed window, walk-in shower cubicle with glass screen, low level w.c., wash hand basin, fitted cupboard.

### GARDENS:

To the front of the property is a lawned garden, well stocked flower borders, enclosed by brick walling and fencing, wrought iron gate. The garden to the rear enjoys a westerly aspect, laid to lawn with block paved patio, flower borders, rear gate access.

### GARAGE:

Up and over door.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

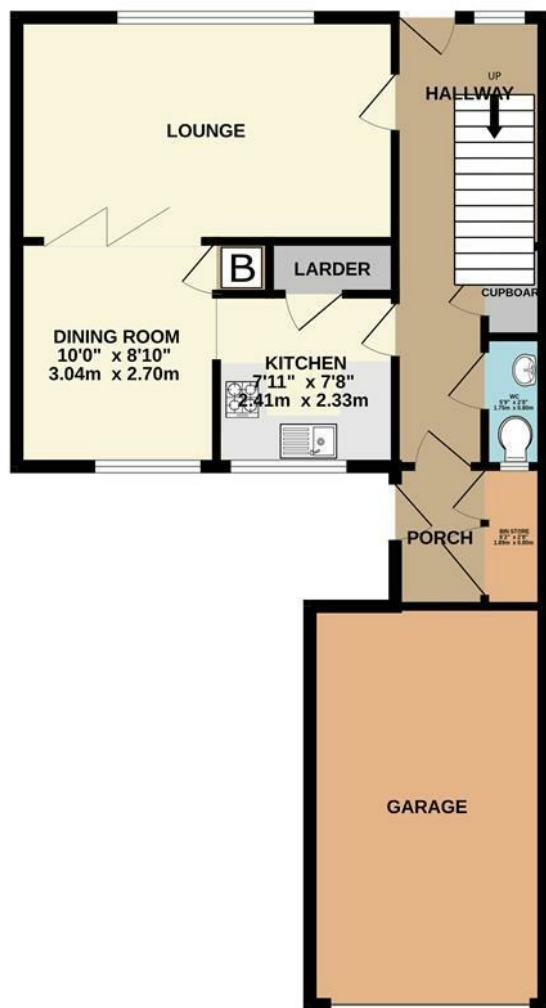
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



Whilst every attempt has been made to ensure the accuracy of the of doors, windows, rooms and any other items are approximate and omission or mis-statement. This plan is for illustrative purposes only prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can be made with Metropix ©2021



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| A                                           |                         |
| B                                           |                         |
| C                                           |                         |
| D                                           |                         |
| E                                           |                         |
| F                                           |                         |
| 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 |                         |
| A                                                               |                         |
| B                                                               |                         |
| C                                                               |                         |
| D                                                               |                         |
| E                                                               |                         |
| F                                                               |                         |
| G                                                               |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

