



Holbein Close, Black Dam, Basingstoke, RG21 3EX  
**Guide Price £250,000**



## Holbein Close, Black Dam, Basingstoke, RG21 3EX

CHEQUERS are pleased to offer this semi-detached bungalow set in a popular no through road, close to local amenities. The accommodation include lounge/dining room, kitchen, two bedrooms, shower room and a garden room. Further benefits include double glazing, gas radiator heating, enclosed garden and parking for 1 car. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

UPVC front door, storage cupboard, glazed doors to kitchen and lounge.

### KITCHEN:

8;11" x 8'11" (2.44m;3.35m x 2.72m)

Range of eye and base level units, work surfaces, tiled surrounds, inset single drainer sink unit with mixer tap, wall mounted boiler, appliance space, radiator, glazed door to garden.

### LOUNGE/DINING ROOM:

17'1" x 9'10" (5.21m x 3.00m)

Front aspect, double glazed window, radiator, heating thermostat, door to -

### INNER HALLWAY:

Doors to bedrooms and bathroom.

### BEDROOM ONE:

11'11" x 9'10" (3.63m x 3.00m)

Rear aspect, built-in wardrobe, wall light points, radiator, sliding patio doors to -

### GARDEN ROOM:

10'11" x 8'10" (3.33m x 2.69m)

Sliding doors to garden.

### BEDROOM TWO:

9'1" x 8'4" (2.77m x 2.54m)

Rear aspect, double glazed window, access to loft space.

### SHOWER ROOM:

7'9" x 4'11" (2.36m x 1.50m)

White suite comprising shower cubicle, low level w.c., pedestal wash hand basin, radiator, double glazed window.

### GARDENS:

To the front of the property is a lawned garden with mature shrubs, driveway with gate leading to rear garden, lawned garden to side. To the rear of the property is a patio garden with raised brick borders, outside light, garden shed.

### 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  
597 sq.ft. (55.5 sq.m.) approx.



Whilst every attempt  
of doors, windows,  
omission or mis-s  
prospective purcha



(55.5 sq.ft.)  
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