



Glebe Close, Dummer, Basingstoke, RG25 2AA
Guide Price £375,000



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NO ONWARD CHAIN - A well appointed three bedroom semi-detached bungalow, improved to offer an up to date heating system, solar panels and a modern fitted kitchen. Situated in a small cul-de-sac within the popular village of Dummer in a semi-rural location, overlooked farmland to the rear. Viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, boxed convector heater, cloaks hanging recess with shelving, access to loft space via folding loft ladder, airing cupboard, recessed ceiling lights.

LOUNGE:

12'6" x 11'5" (3.81m x 3.48m)

Front aspect, double glazed window, two convector heaters, open fireplace with granite hearth and wooden mantle, display shelving, telephone point, laminate flooring, open to-

KITCHEN/DINING ROOM:

17'2" x 10'9" (5.23m x 3.28m)

Rear aspect, double glazed window, range of eye and base level units with complimentary granite work surfaces and splash backs, Rangemaster cooker with extractor canopy over, built-in microwave, American style fridge/freezer, Belfast sink with mixer tap, built-in dishwasher and washer/dryer, recessed spotlights, dining area with pew style seating area, storage below, large vanity mirror, storage to either side and above, incorporating wine storage, double doors to garden with views over farmland.

BEDROOM ONE:

10'4" x 10' (3.15m x 3.05m)

Rear aspect, electric convector heater, wall light points, t.v aerial point, fitted wardrobes.

BEDROOM TWO:

11' x 9'4" (3.35m x 2.84m)

Front aspect, double glazed window, convector heater, storage cupboard with shelving.

BEDROOM THREE/STUDY:

7'4" x 5'3" (2.24m x 1.60m)

Front aspect, double glazed window.

BATHROOM:

White suite comprising panel enclosed bath with mixer tap, corner shower cubicle, pedestal wash hand basin with mixer tap, low level w.c., tiled surrounds, recessed ceiling lights, Dimplex convector heater, shaver point, chromed heated towel rail, rear aspect, window.

GARDENS:

To the front and side of the property is a lawned garden enclosed by picket fencing, steps to the front door, mature shrubs, garden store. To the rear of the property is garden overlooks farm land, block paved with a small lawned area.

AGENTS NOTES:

Our client confirms there is a consultation currently undertaken for future development to the field at the rear for a proposed development of 10 residential dwellings, garaging, parking and landscaping. For further details contact the office for further details.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

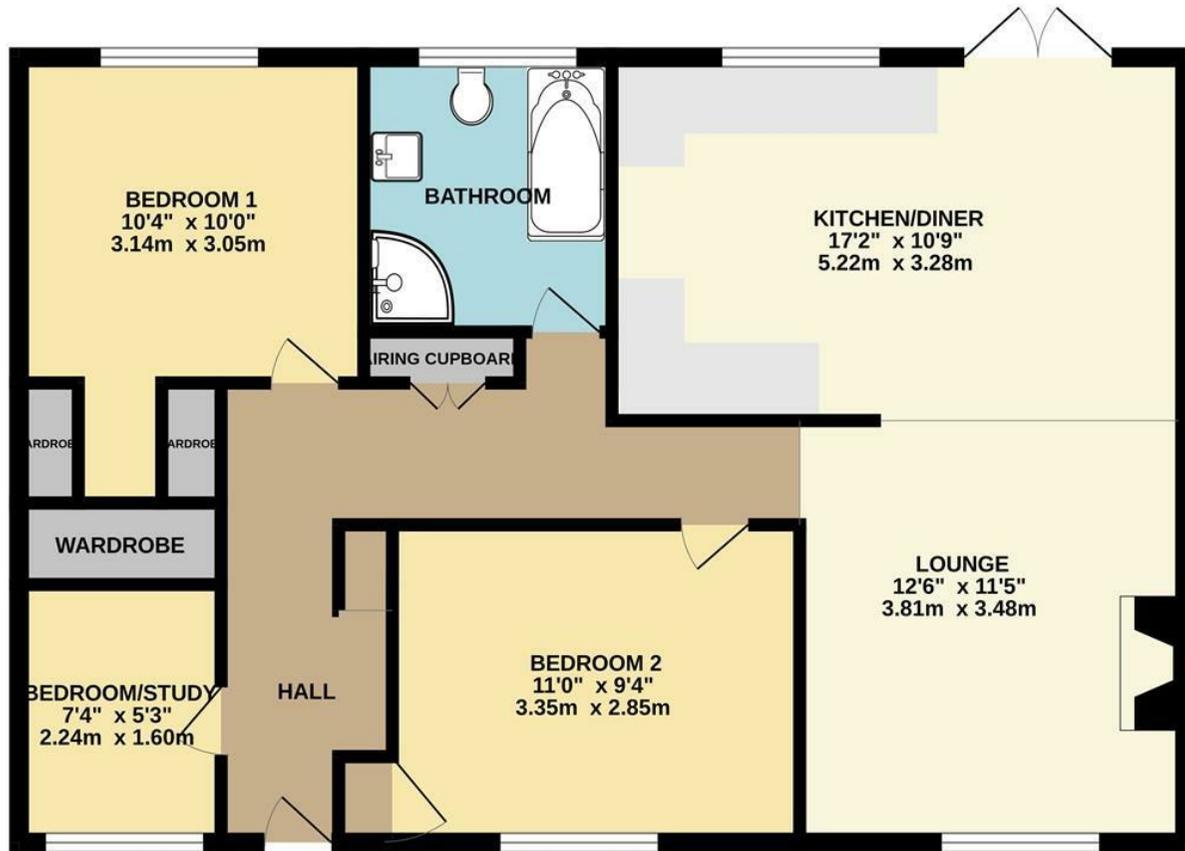
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



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 are as to their operability or efficiency as shown on the day of completion of the sale.
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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
92-100	A		100
81-91	B		
69-80	C		
55-64	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 ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

