



Breadels Field, Beggarwood, Basingstoke, RG22 4RZ  
**Guide Price £365,000**



**CHEQUERS**  
Independent Estate Agents



## Breadels Field, Beggarwood, Basingstoke, RG22 4RZ

CHEQUERS are pleased to market this well presented end of terrace house set on the popular Beggarwood development. The much improved accommodation includes cloakroom, lounge and kitchen/dining room with integrated appliances (refitted in 2024) on the ground floor. There are three well proportioned bedrooms, en-suite shower room and a family bathroom arranged on the first floor. The property benefits from a landscaped garden enjoying a private, southerly aspect and two allocated parking spaces. Prompt viewing is recommended. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Double glazed front door, radiator, stairs to first floor.

### CLOAKROOM:

Double glazed window, low level w.c., corner wash hand basin with cupboard below, radiator.

### LOUNGE:

14'10" x 10'5" (4.52m x 3.18m)

Front aspect, double glazed window, under stairs cupboard, radiator, door to -

### KITCHEN/DINING ROOM:

14'8" x 10'6" (4.47m x 3.20m)

Rear aspect, double glazed window, refitted in 2024 and comprising range of eye and base level units, square edged work surfaces with breakfast bar, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, integrated fridge/freezer, plumbing for washing machine, radiator, concealed boiler, double glazed French doors to garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space with light and ladder.

### BEDROOM ONE:

9'7" x 9'5" (2.92m x 2.87m)

Front aspect, double glazed window, radiator, built-in double wardrobe, door to -

### EN-SUITE SHOWER ROOM:

5'4" x 5'4" (1.63m x 1.63m)

Double glazed window, corner shower cubicle with

sliding glass door and thermostatic shower, low level w.c., wash hand basin with large drawer below, chrome heated towel rail, airing cupboard, extractor fan, inset spotlights.

### BEDROOM TWO:

9'5" x 7'9" (2.87m x 2.36m)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

10'2" x 6'9" (3.10m x 2.06m)

Rear aspect, double glazed window, radiator.

### BATHROOM:

6'7" x 5'8" (2.01m x 1.73m)

Side aspect, double glazed window, panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.

### GARDENS:

To the front of the property is a small paved garden, enclosed by hedging. The garden to the rear enjoys a good level of privacy and enjoys a southerly aspect, decked area leading to lawn with mature borders, outside tap, outside light and power point, garden shed, side gate, enclosed by timber fencing.

### PARKING:

Two allocated parking spaces to the front of the property.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

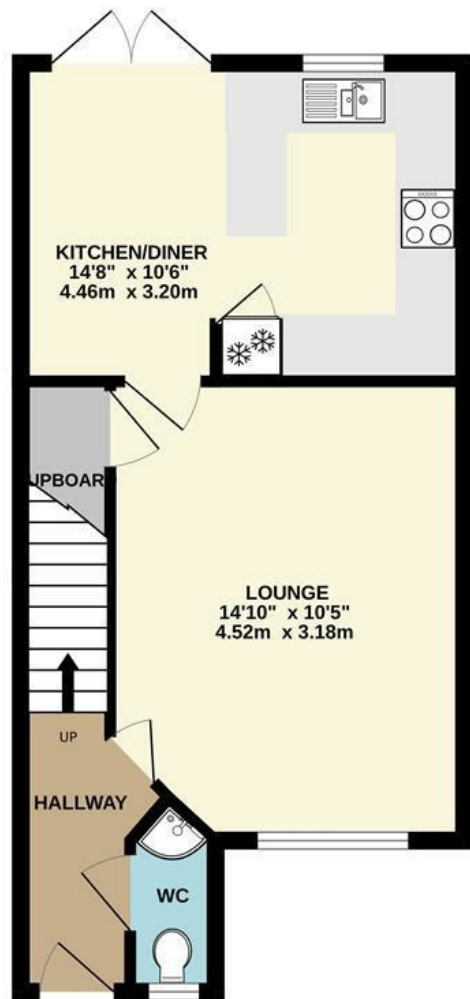
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

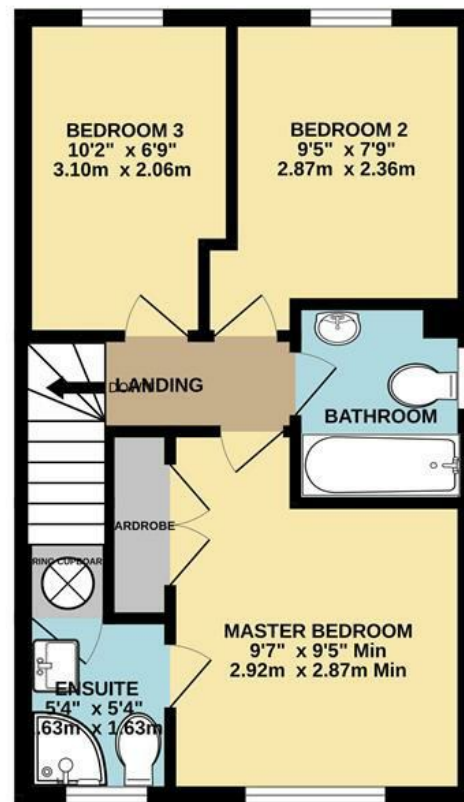
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 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 are not intended to be used for any purpose other than prospective purchase. The services, systems and appliances shown are as to their operability or efficiency as shown.

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