



Oakridge Road, Oakridge, Basingstoke, RG21 5SJ
Guide Price £375,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom semi-detached home set on the popular Oakridge development, within easy access of the town centre and main line station. Offering well balanced accommodation including lounge, separate dining room, kitchen, cloakroom, three bedrooms and a shower room, a prompt viewing is recommended. Further benefits include gas radiator heating, double glazing, off road parking and a generously sized rear garden.

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator.

LOUNGE:

13' x 12'9" (3.96m x 3.89m)

Rear aspect, double glazed window, ornamental fireplace, radiator, door to -

DINING ROOM:

10'3" x 9'2" (3.12m x 2.79m)

Rear aspect, double glazed French doors to garden, radiator, door to -

KITCHEN:

10'2" x 9'6" (3.10m x 2.90m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset sink unit with mixer tap, cooker point, appliance space, breakfast bar, spotlights, door to -

SIDE LOBBY:

Doors to side, appliance space, base level units with work surface over, door to -

CLOAKROOM:

W.C and wash hand basin, side aspect.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, double glazed window.

BEDROOM ONE:

13' x 11'10" max (3.96m x 3.61m max)

Rear aspect, double glazed window, radiator, wardrobe.

BEDROOM TWO:

10'7" x 10' max (3.23m x 3.05m max)

Rear aspect, double glazed window, radiator, wardrobe.

BEDROOM THREE:

8'6" x 8'4" (2.59m x 2.54m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

8'2" x 5'5" (2.49m x 1.65m)

Modern white suite comprising walk-in double shower cubicle, vanity unit with inset wash hand basin and drawers below, low level w.c., heated towel rail, tiled surrounds, double glazed window.

GARDENS:

To the front of the property is a lawned garden with driveway parking, pathway to the front door, side gate access. To the rear of the property is a generously sized garden, feature patio leading to lawned area, pathway to shingled area, well stocked flower and shrub borders, garden shed.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

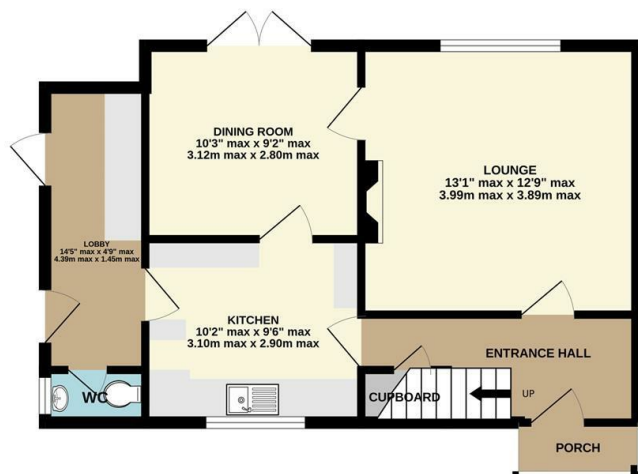
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

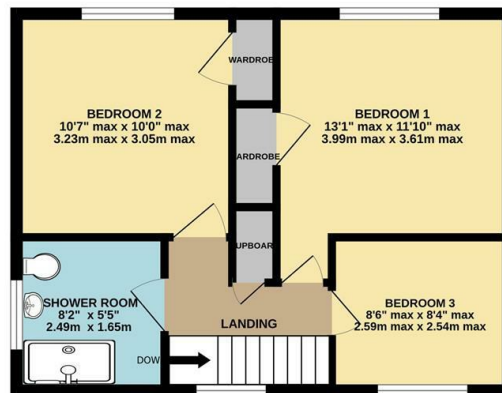
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	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	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

