



Montserrat Road, Popley, Basingstoke, RG24 9PF
Guide Price £255,000



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CHEQUERS offer for sale this two bedroom mid terraced house providing well balanced accommodation over 2 floors. Whilst the property does require some modernisation, it offers great potential and requires viewing to appreciate all on offer - lounge, dining room, kitchen, two bedrooms, bathroom and separate w.c. Further benefits include double glazing, gas radiator heating and good sized gardens. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

8'1" x 3' (2.46m x 0.91m)

UPVC front door, appliance space, double glazed door to -

ENTRANCE HALL:

Stairs to first floor, under stairs storage recess.

LOUNGE:

16'11" x 10'3" max (5.16m x 3.12m max)

Rear aspect, sliding patio doors to rear garden, radiator, square archway to -

DINING ROOM:

12' max x 7'2" max (3.66m max x 2.18m max)

Rear aspect, double glazed window and door to rear garden, radiator, door to -

KITCHEN:

10'9" max x 7'1" max (3.28m max x 2.16m max)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit, fitted oven and hob with extractor over, tiled flooring, storage cupboard, appliance space, wall mounted boiler.

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard with access to loft space, radiator.

BEDROOM ONE:

15'5" max x 8'8" max (4.70m max x 2.64m max)

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

BEDROOM TWO:

14'1" max x 8'11" max (4.29m max x 2.72m max)

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

BATHROOM:

7'3" max x 5'6" max (2.21m max x 1.68m max)

Front aspect, double glazed window, airing cupboard, panel enclosed bath, wash hand basin, radiator.

SEPARATE W.C.:

Low level w.c., tiled surrounds.

GARDENS:

To the front of the property is a lawned garden, pathway to the front door, communal parking bays. The rear garden is laid to lawn with patio area, stocked borders, garden shed, rear gate access.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

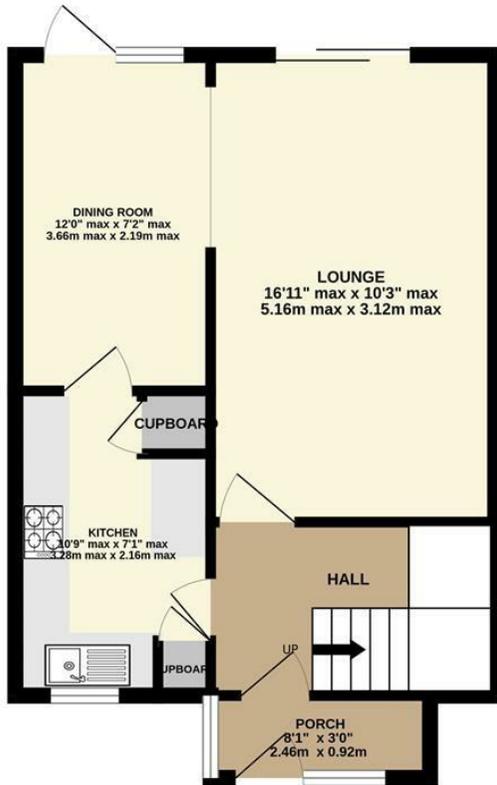
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

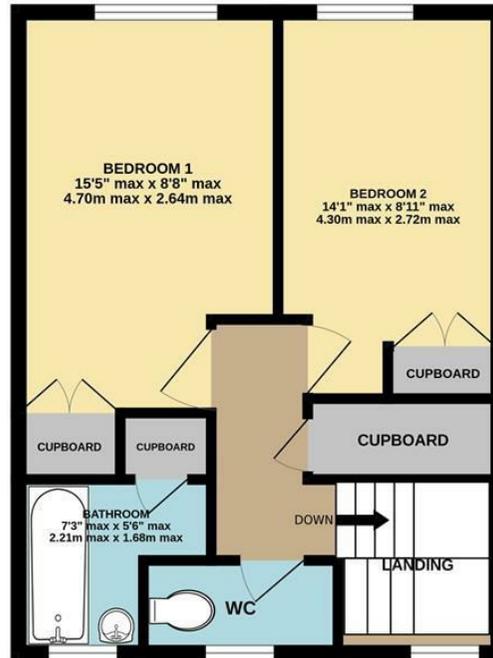
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 850 sq.ft. (78.9 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	Maximum
Very energy efficient - lower running costs			
92-100	A		
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		
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35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

