



St. Johns Piece, Oakley, Basingstoke, RG23 7JG
Guide Price £450,000



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CHEQUERS are pleased to offer this generously sized sei-detached home situated in the popular village of Oakley and enjoying one of the largest plots in the road. Whilst the property requires modernisation, the accommodation on offer is well balanced and includes lounge, dining room, kitchen/breakfast room, utility area and cloakroom, four bedrooms and a family bathroom. Viewing is recommended to appreciate the potential on offer, the generously sized plot and garage/workshop measuring over 50'. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator.

LOUNGE:

14'2" x 11' (4.32m x 3.35m)

Rear aspect, fireplace, radiator, door to kitchen.

DINING ROOM:

10'8" x 10'7" (3.25m x 3.23m)

Front aspect, radiator.

KITCHEN/BREAKFAST ROOM:

16'8" max x 12' (5.08m max x 3.66m)

Rear and side aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with cupboards below, appliance space, fitted oven and hob, glazed door to side, arch to -

UTILITY AREA:

Roll edged work surfaces, appliance space, airing cupboard.

CLOAKROOM:

W.c., wall mounted boiler.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard.

BEDROOM ONE:

12'7" x 10'8" (3.84m x 3.25m)

Front aspect, fireplace, built-in wardrobe, radiator.

BEDROOM TWO:

10'11" x 8'3" (3.33m x 2.51m)

Rear aspect, built-in wardrobes, radiator.

BEDROOM THREE:

10'7" max x 9'3" max (3.23m max x 2.82m max)

Front aspect, radiator.

BEDROOM FOUR:

7'10" x 7'2" (2.39m x 2.18m)

Rear aspect, built-in wardrobe, radiator.

BATHROOM:

7'6" x 5'9" (2.29m x 1.75m)

White suite comprising panel bath, wash hand basin, w.c, radiator.

GARAGE/WORKSHOP:

The front part measures approximately 23'4" x 12'4" with access through to workshops - 11'5" x 9'7 and 20' max x 12'5"

GARDENS:

The property boasts and generously sized plot offering great potential (subject to planning) - lawned gardens, driveway to garage, mature hedging and borders.

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:

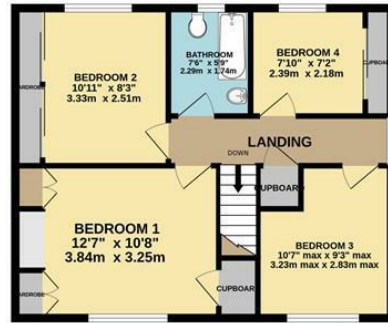
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



GARAGE/WORKSHOPS



4 BEDROOM SEMI

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
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
13-20	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100	A
81-91	B
69-80	C
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