



Wheeler Way, Marnel Park, Basingstoke, RG24 9TQ
Guide Price £355,000



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CHEQUERS are pleased to offer for sale this three bedroom home, offering well maintained accommodation. The house benefits from a private rear garden, garage and parking and is located within a popular residential location, convenient for local shops, schools and amenities. (draft particulars - awaiting vendors approval)

KITCHEN:

10'3" x 9'7" (3.12m x 2.92m)

Front aspect, double glazed front door and side panel, range of eye and base level units, laminate work surfaces, fitted oven and hob with extractor over, single drainer stainless steel sink unit with mixer tap, display shelving, appliance recess, tiled surrounds, double radiator, tiled flooring, open to living room, door to -

CLOAKROOM:

Front aspect, low level w.c., pedestal wash hand basin with tiled splash back, wooden display ledge, appliance space, tiled flooring, radiator.

LIVING ROOM:

14'1" x 13'7" (4.29m x 4.14m)

Rear aspect, double glazed French doors to garden, two double radiator, t.v aerial point, stairs to first floor.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, airing cupboard with gas fire boiler.

BEDROOM ONE:

13'6" max, 10'5" min x 8'9" (4.11m max, 3.18m min x 2.67m)

Rear aspect, double glazed window, radiator, wardrobe space.

BEDROOM TWO:

8'6" x 6'8" (2.59m x 2.03m)

Front aspect, radiator.

BEDROOM THREE:

8'6" x 6'7" (2.59m x 2.01m)

Front aspect.

BATHROOM:

Suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level w.c., tiled surrounds, radiator, shaver point.

GARAGE:

19'3" x 9'7" (5.87m x 2.92m)

Retractable electric door, light and power, personal door to rear.

GARDENS:

To the front of the property is a small area with evergreen shrubs, parking space for 1 car. To the rear of the property is a paved patio leading to artificial grassed area, outside light and tap. enclosed by panelled fencing and brick walling.

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.



The floor plan shows a rectangular layout. On the right is a large orange-colored GARAGE (19'3" x 9'7", 5.87m x 2.92m). To its left is a yellow-colored LIVING ROOM (14'1" x 13'7", 4.29m x 4.14m). At the bottom is a yellow-colored KITCHEN (10'3" x 9'7", 3.12m x 2.92m) containing a stove icon. To the left of the living room is a staircase labeled STAIRS with an arrow pointing down and an UP sign above it. Below the stairs is a grey-colored UPBOARD area. At the bottom left is a blue-colored WC (toilet) with a toilet icon. The plan also shows several windows and doors, including a double door at the bottom center.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is a long row of cupboards. To the right is a bathroom containing a toilet, a bathtub, and a sink. Three bedrooms are located around the perimeter: Master Bedroom at the top, Bedroom Three at the bottom left, and Bedroom Two at the bottom right. Each bedroom has its dimensions in feet/inches and meters.

MASTER BEDROOM
13'6" x 10'5"
4.11m x 3.18m

BATHROOM

BEDROOM THREE
8'6" x 6'7"
2.59m x 2.00m

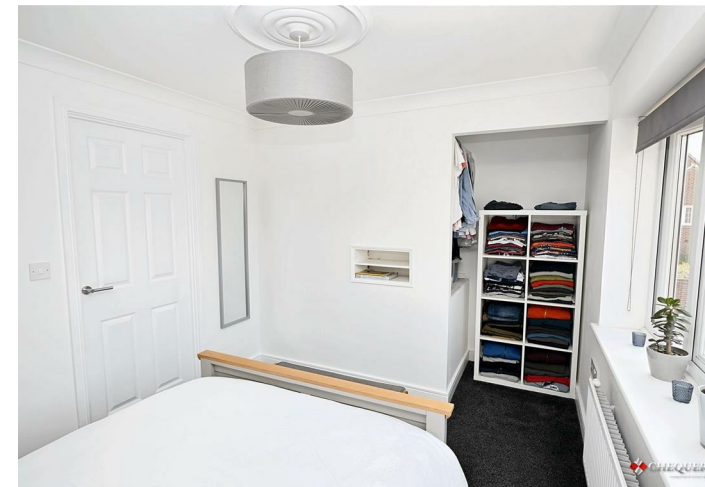
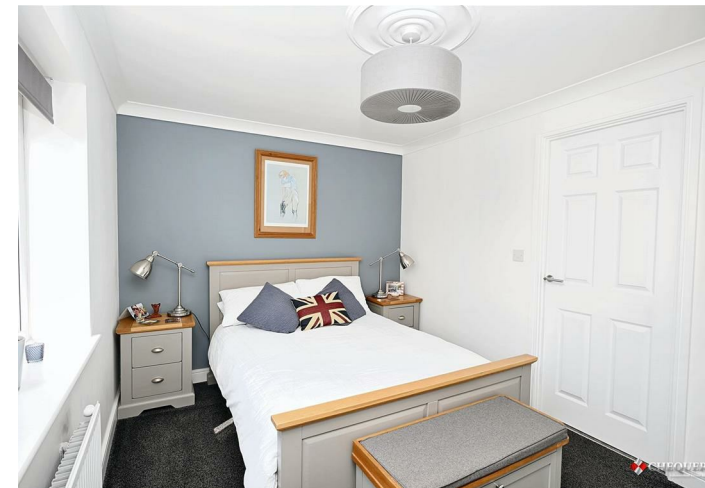
BEDROOM TWO
8'6" x 6'8"
2.59m x 2.03m

CUPBOARD

CUPBOARD

LANDING

DOWN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Class	Score	Class	Score
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-101) A	92	(91-101) A	
(81-91) B		(81-91) B	
(61-81) C	77	(61-81) C	
(51-61) D		(51-61) D	
(31-51) E		(31-51) E	
(21-31) F		(21-31) F	
(1-21) G		(1-21) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

