



Renown Way, Chichester, Basingstoke, RG25 4BX
Guide Price: £425,000



CHEQUERS
Independent Estate Agents



Renown Way, Chineham, Basingstoke, RG24 8XD

CHEQUERS are pleased to offer this three bedroom link-detached home, set on the popular Chineham development, close to local amenities. The accommodation includes a lounge, conservatory, modern fitted kitchen, utility room and cloakroom. There are three bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, gas radiator heating and off road parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, double glazed window, stairs to first floor.

LOUNGE:

14'8" max x 12'1" max (4.47m max x 3.68m max)

Front aspect, double glazed window, under stairs storage cupboard.

KITCHEN:

15'4" max x 9'2" max (4.67m max x 2.79m max)

Rear aspect, range of modern eye and base level units, fitted oven and hob with extractor over, work surfaces with concealed lighting over, inset sink unit with mixer tap, integrated dishwasher, spotlights, door to -

CONSERVATORY:

12'8" x 9'5" (3.86m x 2.87m)

Double glazed windows, double glazed doors to garden, electric radiator.

UTILITY ROOM:

9'6" max, 5'7" min x 8'7" max (2.90m max, 1.70m min x 2.62m max)

Work surface with cupboards below, appliance space, eye level cupboard, spotlights, door to garden.

CLOAKROOM:

Low level w.c., wash hand basin with cupboard below.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard.

BEDROOM ONE:

13'10" x 9'5" (4.22m x 2.87m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

10'2" x 8'6" (3.10m x 2.59m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

8'11" x 5'11" (2.72m x 1.80m)

Front aspect, double glazed window, radiator.

BATHROOM:

Modern suite comprising panel enclosed bath with rainfall shower over and hand held shower, shower screen, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, spotlights, heated towel rail, double glazed window.

GARDENS:

To the front of the property is a shingle area and block paved driveway leading to storage and front door. To the rear of the property is a patio leading to lawned area, flower and shrub borders.

STORAGE AREA:

9'2" x 6'7" (2.79m x 2.01m)

Originally part of the garage, up and over door, light.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

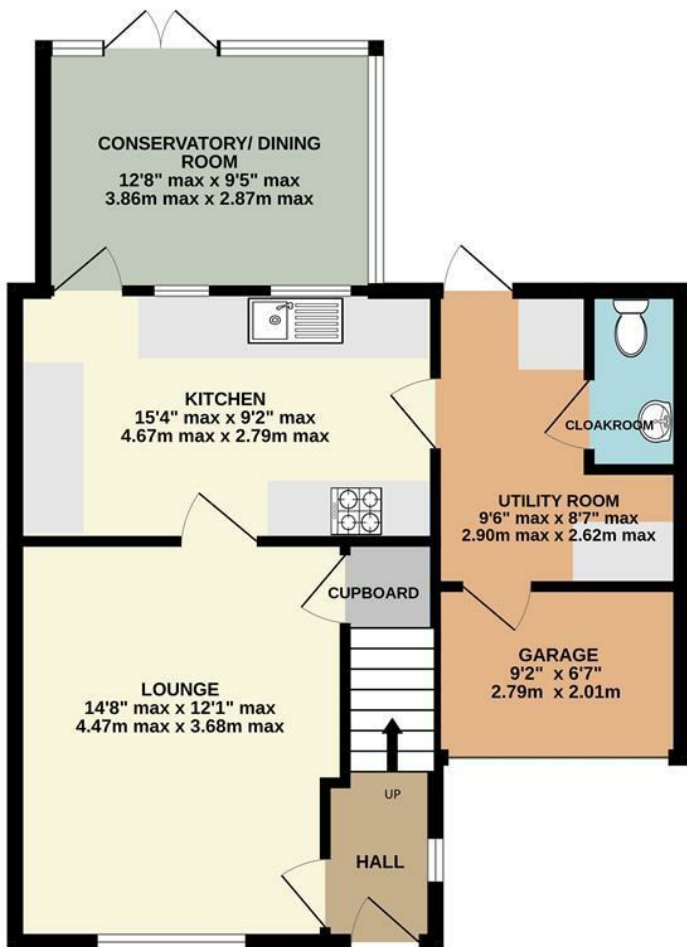
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

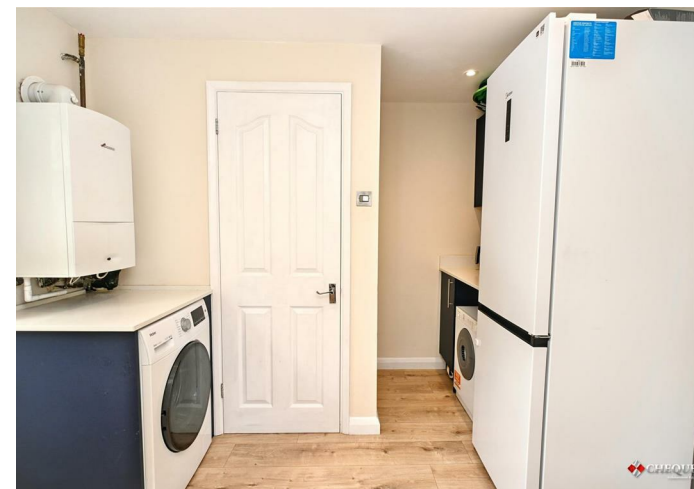
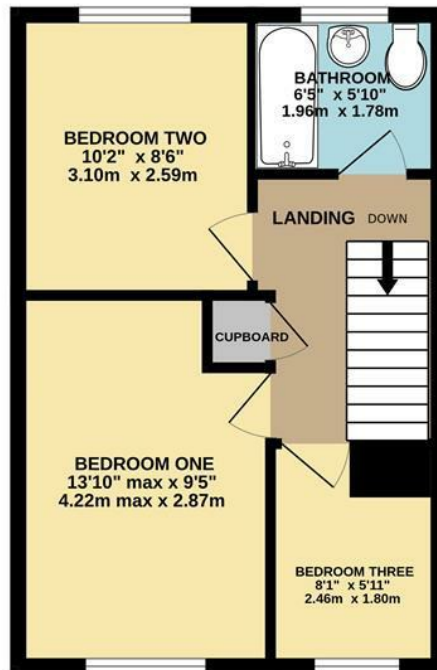
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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 a omission or mis-statement. This plan is for illustrat prospective purchaser. The services, systems and ap as to their operability o Made with M



Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs a lot of work	E		
Very poor	F		
Extremely poor	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Minimum
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Needs some work	D		
Needs a lot of work	E		
Very poor	F		
Extremely poor	G		
Not environmentally friendly - higher CO ₂ emissions			

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