



Gainsborough Road, Black Dam, Basingstoke, RG21 3EG
Guide Price £350,000



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CHEQUERS are pleased to market this extended and much improved end of terrace house. The accommodation includes lounge with feature media wall, refitted shower room, refitted kitchen with appliances opening to dining/family room with views over the private rear garden. There are three double bedrooms and a refitted family bathroom arranged on the first floor. The property boasts replacement triple glazed windows and doors throughout, replacement electric panel heaters and a refitted consumer unit. Prompt viewing is recommended to avoid disappointment. (draft particulars - awaiting vendors approval).

ENTRANCE PORCH:

Triple glazed front door, twin triple glazed windows, storage seat, door to -

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard with fitted wine shelf, utility cupboard, laminate flooring.

REFITTED SHOWER ROOM:

Front aspect, triple glazed window, white suite of shower cubicle, low level w.c., wash hand basin with drawers below, heated towel rail, extractor fan.

LOUNGE:

11'10" x 11'7" (3.61m x 3.53m)

Front aspect, triple glazed window, built-in media wall, laminate flooring, electric heater.

REFITTED KITCHEN:

9'8" x 8'3" (2.95m x 2.51m)

Rear aspect, triple glazed window, range of eye and base level units, square edged work surfaces, tiled surrounds, inset sink unit with mixer tap, fitted induction hob with oven below, extractor chimney over, integrated fridge/freezer, built-in wine cooler, integrated dishwasher, plumbing for washing machine, laminate flooring, open to -

DINING/FAMILY ROOM:

14'10" x 11'9" (4.52m x 3.58m)

Triple glazed window, triple glazed patio doors to garden, electric heater, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard.

BEDROOM ONE:

11'9" x 11'7" (3.58m x 3.53m)

Front aspect, triple glazed windows, wall mounted electric heater.

BEDROOM TWO:

11'7" x 9'8" (3.53m x 2.95m)

Rear aspect, triple glazed window, wall mounted electric heater.

BEDROOM THREE:

9'8" max x 9'6" max (2.95m max x 2.90m max)

Rear aspect, triple glazed window, wall mounted electric heater.

REFITTED BATHROOM:

6'5" x 6' (1.96m x 1.83m)

Front aspect, triple glazed window, white suite comprising panel enclosed bath with electric shower over, glass shower screen, low level w.c., wash hand basin with drawers below, heated towel rail, extractor fan.

GARDENS:

To the front of the property is a lawned garden with shrub border, mature conifer, well stocked flower border, block paved pathway to the porch. The rear garden enjoys a private aspect, laid to decking and lawn, enclosed by timber cladded fencing, side gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

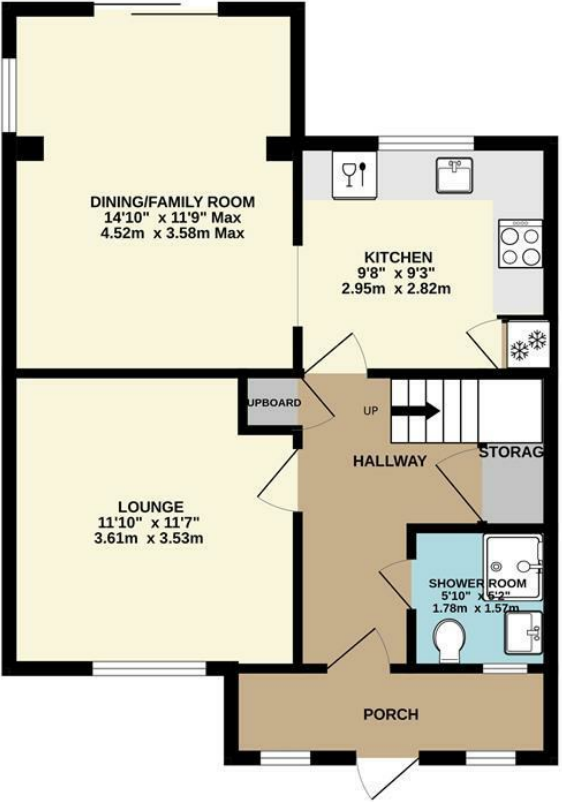
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

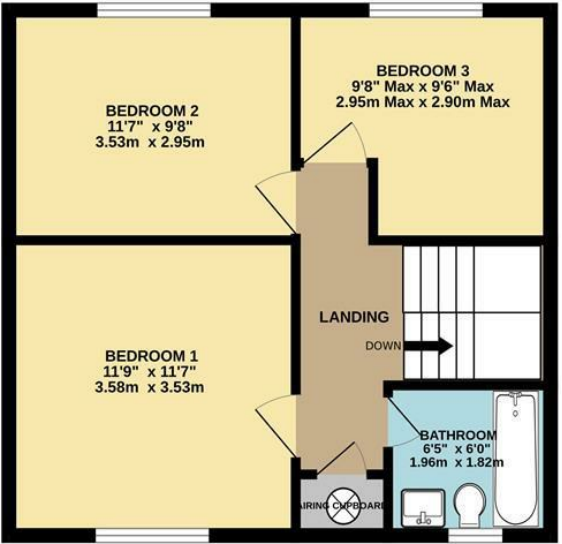
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BED EXTENDED EOT

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
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		46	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



