



Coniston Road, Kempshott, Basingstoke, RG22 5HY
Guide Price £525,000

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NO ONWARD CHAIN - CHEQUERS are pleased to offer the opportunity to purchase this 4 bedroom detached home, requiring some modernisation, with a superb plot extending to approximately 120' and a detached garage. A viewing is recommended to appreciate the location and accommodation on offer - cloakroom, lounge, dining area, kitchen/breakfast room, four bedrooms and a family bathroom. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, parquet flooring, radiator.

CLOAKROOM:

Low level w.c., wash hand basin.

DINING AREA:

15'6" maxx 10'3" max (4.72m maxx 3.12m max)

Rear aspect, storage cupboard, radiator, parquet flooring, open to -

LOUNGE:

15'6" x 11' (4.72m x 3.35m)

Rear aspect, sliding patio doors to garden, radiator, heating thermostat, parquet flooring.

KITCHEN:

11' x 10'11" (3.35m x 3.33m)

Front aspect, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap cooker point, appliance space, radiator, UPVC door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

12'0" max x 9'11" (3.66m max x 3.02m)

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

BEDROOM TWO:

12'9" x 9'9" (3.89m x 2.97m)

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

BEDROOM THREE:

9'6" x 7'8" (2.90m x 2.34m)

Front aspect, double glazed window, radiator, storage cupboard, cupboard housing boiler.

BEDROOM FOUR:

9'10" x 7'8" (3.00m x 2.34m)

Front aspect, double glazed window, radiator, wash hand basin, built-in wardrobe.

BATHROOM:

7'2" x 6'8" (2.18m x 2.03m)

Side aspect, suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds, radiator.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door, side access. To the rear of the property the garden extends to approximately 120' and enjoys a good level of privacy, laid to lawn with shrub and tree borders, garden shed, pathway to the rear leading to -

GARAGE:

16' x 8'4" (4.88m x 2.54m)

Up and over door, personal door to side.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

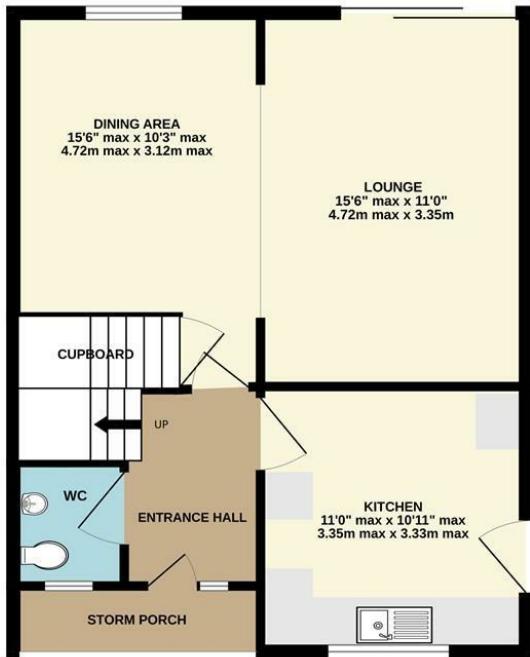
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

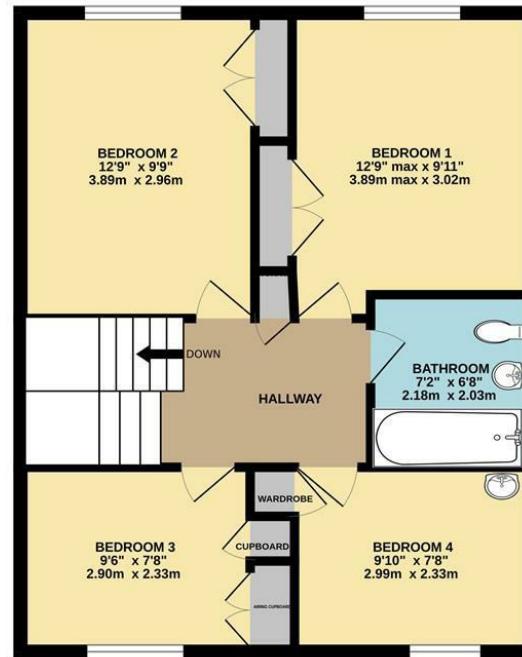
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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 indicative 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 plus)	A		
(91-81)	B		
(80-60)	C		
(59-54)	D		
(53-39)	E		
(38-21)	F		
(20-1)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-60)	C		
(55-48)	D		
(39-34)	E		
(21-16)	F		
(1-16)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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