



Worting Road, Worting, Basingstoke, RG22 5EA
Guide Price £300,000



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CHEQUERS are pleased to market this well presented and much improved Victorian end of terrace cottage with parking to the rear. Retaining much character and charm the accommodation comprises lounge, dining room, refitted kitchen, refitted bathroom, two double bedrooms and a converted loft room/bedroom 3 accessed from bedroom 1.. To the front of the property is a cottage style garden and to the rear is a heated studio and off road parking. Viewing is strongly recommended. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Double glazed door, meter cupboard, built-in shoe cupboard, flagstone floor, radiator.

BATHROOM:

6'4" x 6'3" (1.93m x 1.91m)

Side aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, further power shower with riser and rain drop shower head, glass shower screen, low level w.c., pedestal wash hand basin, heated chrome towel rail, flagstone floor.

REFITTED KITCHEN:

10'6" x 9'1" (3.20m x 2.77m)

Rear aspect, double glazed window, range of eye and base level units, wooden work surfaces, inset Butler sink, fitted oven and hob with extractor over, integrated fridge/freezer, slim-line dishwasher, plumbing for washing machine, appliance space, flagstone floor.

DINING ROOM:

10'10" x 8' plus stairs (3.30m x 2.44m plus stairs)

Side aspect, double glazed window, stairs to first floor, under stairs cupboard, radiator, flagstone floor, latched door to -

LOUNGE:

10'10" x 10'8" (3.30m x 3.25m)

Front aspect, double glazed bow window, feature fireplace with brick hearth and log burner, twin built-in low level cupboards, exposed brick and timber wall.

STAIRCASE GIVES ACCESS TO LANDING:

Latched doors to bedrooms.

BEDROOM ONE:

10'10" x 10'1" (3.30m x 3.07m)

Front aspect, double glazed window, fitted wardrobe, radiator, stairs to loft room.

BEDROOM TWO:

10'10" x 7'10" (3.30m x 2.39m)

Rear aspect, double glazed window, radiator.

CONVERTED LOFT ROOM/ BEDROOM 3:

18' x 9'10" - restricted head height (5.49m x 3.00m - restricted head height)

Double glazed skylight window, radiator, built-in triple wardrobe, built-in desk with shelving to either side.

STUDIO:

10'10" x 8'5" (3.30m x 2.57m)

Set in the rear garden, double glazed French doors and double glazed window, light and power, work surface with 3 double cupboards below, inset spotlights, electric panel heater.

GARDENS:

To the rear of the property is an Indian sandstone patio, decked area in front of the studio, outside tap and light, enclosed by brick walling and panelled fencing, double gates leading to REAR DRIVEWAY, laid to shingle, brick shed with power. To the front of the property is a cottage garden with ornamental central bed and further borders, side gate to rear garden. Communal parking to the front.

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.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

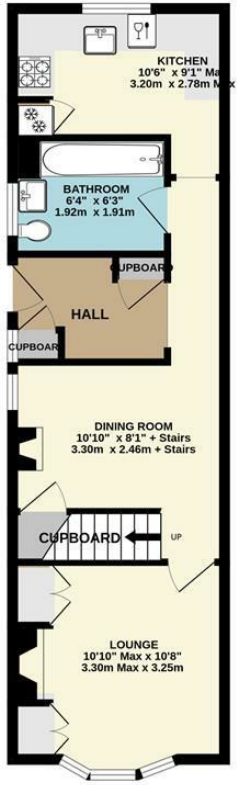
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

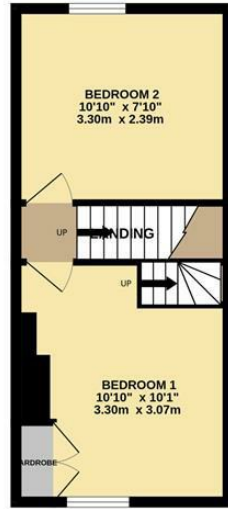
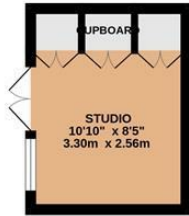
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



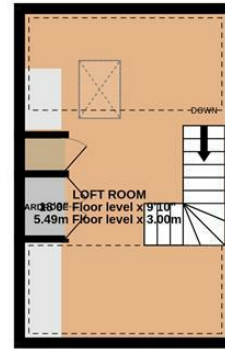
GROUND FLOOR



1ST FLOOR



2ND FLOOR



2 BEDROOM END TERRACE

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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