



Hillary Road, South View, Basingstoke, RG21 5TW
Guide Price £295,000



CHEQUERS
Independent Estate Agents

Hillary Road, South View, Basingstoke, RG21 5TW

Chequers are pleased to offer for sale this generously sized 3/4 bedroom house situated in this prime location on the outskirts of the town centre and within easy walking distance of the railway station. The property offers very flexible accommodation comprising entrance hall, lounge/dining room, family room/bedroom four, modern fitted kitchen. On the first floor are three good sized bedrooms and modern bathroom suite. Other benefits include off road parking to the front, enclosed private rear garden, double glazing and radiator heating. Viewing is highly recommended to appreciate the accommodation on offer.

ENTRANCE HALL:

Storage cupboard, radiator, door to :

LOUNGE/DINING ROOM:

13'4" max, 9'4" min x 22'11 (4.06m max, 2.84m min x 6.99m)

Laminated flooring, double glazed window to front, sliding patio door to rear garden, radiator, door to :

INNER LOBBY:

Stairs to first floor landing, access to:

KITCHEN:

9'9" x 9'3" (2.97m x 2.82m)

Rear aspect modern fitted kitchen comprising work tops with sink unit and mixer tap and cupboards below, integrated dishwasher, range of eye level cupboards, tiled splashbacks, space for oven with extractor over, access to :-

BEDROOM 4/FAMILY ROOM:

15'8" max, 12'4" min x 8'9" (4.78m max, 3.76m min x 2.67m)

Laminated flooring, double glazed window, radiator, inset spotlights to ceiling.

STAIRS TO FIRST FLOOR LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

10'11" x 9'11" (3.33m x 3.02m)

Front aspect double glazed window, built-in wardrobes, radiator.

BEDROOM 2

9'4" max, 8'2" min x 12'9" (2.84m max, 2.49m min x 3.89m)

Front aspect double glazed window, radiator.

BEDROOM THREE:

9'4" x 9'4" (2.84m x 2.84m)

Rear aspect double glazed window, radiator.

BATHROOM:

7'3" x 6'7" (2.21m x 2.01m)

Luxury refitted suite comprising P shaped bath with shower over and shower screen, wash hand basin and W.C. inset into vanity unit with cupboards, inset spotlights, feature heated chrome towel rail, further vanity unit.

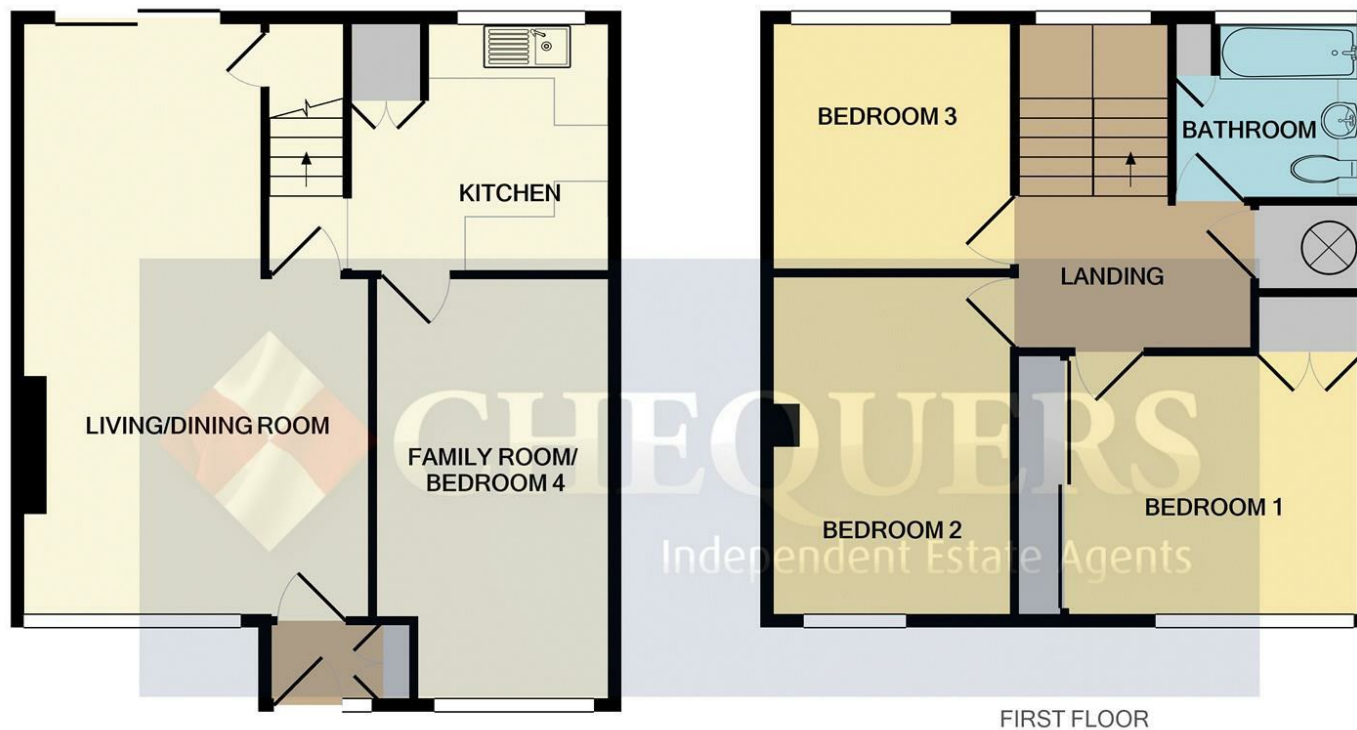
GARDENS:

To the front of the property is a block paved driveway for off road parking. To the rear is a generously sized enclosed garden enjoying a private aspect, patio leading to a lawned garden, shed and rear gate access.

DIRECTIONS:

From the Victory roundabout coming from the town centre, take the 3rd exit onto Alencon Link. At the mini-roundabout, take the second exit onto Chapel Hill and go under the railway bridge. At the next mini-roundabout, take the 3rd exit into Sherborne Road and take the 2nd turning on the left hand side into Hillary Road.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



