



Essex Road, Brookvale, Basingstoke, RG21 7TA
Guide Price £485,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer for sale this character semi-detached home set close to the town centre, within easy access of all amenities. The property has been subject to vast improvement over the years and viewing is recommended to appreciate all on offer - lounge with log burner, separate dining room, luxury kitchen/breakfast room, cloakroom and cellar. There are four good sized bedrooms and a modern family bathroom arranged on the first and second floors. Further benefits include double glazing, gas radiator heating, landscaped garden and a prime town centre location. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Part glazed front door, laminate flooring, radiator, stairs to first floor, spotlights.

LOUNGE:

14'4" x 13'2" (4.37m x 4.01m)

Front aspect, double glazed bay window with shutters, feature fireplace with log burner, storage cupboards and shelving to either side, laminate flooring, wall light points, feature radiator.

DINING ROOM:

12' x 11'8" (3.66m x 3.56m)

Rear aspect, double glazed French doors to rear garden, feature radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM:

18'11" x 10'7" (5.77m x 3.23m)

Rear aspect, double glazed window, refitted and comprising range of eye and base level units, work surfaces, inset sink unit with mixer tap, cooper point with extractor hood over, integrated dishwasher, further appliance space, peninsular breakfast bay, feature radiator, spotlights, double glazed door to garden, door to cellar, door to -

CLOAKROOM:

Modern white suite comprising low level w.c., wash hand basin, tiled surrounds, extractor fan, double glazed window.

CELLAR:

16'9" x 11'11" (5.11m x 3.63m)

Roll edged work surfaces, inset single drainer sink unit, cupboards and appliance space, storage area.

STAIRCASE GIVES ACCESS TO LANDING:

Feature radiator, access to loft space, stairs to second floor.

BEDROOM ONE:

16'10" x 14'5" (5.13m x 4.39m)

Front aspect, double glazed bay window, feature radiator.

BEDROOM THREE:

11'11" x 11'10" (3.63m x 3.61m)

Rear aspect, double glazed window, feature radiator.

BEDROOM FOUR:

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

Rear aspect, double glazed window, airing cupboard, feature radiator.

BATHROOM:

7'8" x 7'4" (2.34m x 2.24m)

Side aspect, double glazed window, white suite comprising panel enclosed 'P' shaped bath with shower over and shower screen, vanity unit with inset wash hand basin, low level w.c., extractor fan, feature heated towel rail.

STAIRCASE GIVES ACCESS TO SECOND FLOOR:

BEDROOM TWO:

16'9" x 9'11" (5.11m x 3.02m)

Access to loft space, double glazed window, eaves storage space, feature radiator.

GARDENS:

To the front of the property the garden is enclosed by low brick walling, pathway to front door, bin storage area. To the rear of the property is a generously sized landscaped garden, feature patio leading via steps to artificial lawned area, well stocked raised borders, rear gate access.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

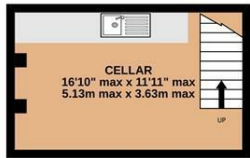
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



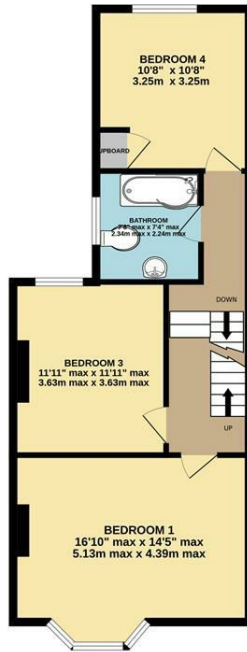
BASEMENT
163 sq.ft. (15.2 sq.m.) approx.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



4 BEDROOM SEMI

TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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 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		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



