



Rawdon Close, Old Basing, Basingstoke, RG24 7AG
Guide Price £635,000



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CHEQUERS are pleased to offer this detached residence set in a small development in the sought after village of Old Basing. The property has been subject to vast improvement and requires an internal inspection to appreciate the well presented accommodation - reception hall, cloakroom, lounge with air conditioning and log burner, stunning open plan fitted kitchen/dining room hub with appliances and utility room on the ground floor. On the first floor is a master bedroom with air conditioning, dressing area and en-suite, second bedroom with en-suite, bedroom 3 and a family bathroom. The property boasts a landscaped corner plot, detached garage and parking for 2 cars. (draft particulars - awaiting vendors approval).

RECEPTION HALL:

18'8" x 6'5" min (5.69m x 1.96m min)

Stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator, extractor fan, double glazed window.

LOUNGE:

21'4" x 12'5" (6.50m x 3.78m)

Double aspect, double glazed window to front, double glazed French doors to rear, log burner, air conditioning unit.

KITCHEN/DINING ROOM HUB:

21'4" x 15'7" (6.50m x 4.75m)

Double aspect, double glazed windows to front and rear, refitted and comprising range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, water softener, integrated fridge/freezer, integrated dishwasher, built-in hob with extractor hood over, built-in oven with cupboards above and below, appliance space, radiator, spotlights, door to -

UTILITY ROOM:

6'8" x 5'4" (2.03m x 1.63m)

Rear aspect, range of eye and base level units, work surfaces, wall mounted boiler, appliance space, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, radiator, skylight window.

MASTER BEDROOM:

12'5" x 10'2" (3.78m x 3.10m)

Front aspect, double glazed window, radiator, air conditioning unit, access to -

DRESSING AREA:

7'6" x 4'3" (2.29m x 1.30m)

Built-in wardrobes and eaves storage, door to -

EN-SUITE SHOWER ROOM:

7'5" x 5'10" (2.26m x 1.78m)

White suite comprising shower cubicle wash hand basin, low

level w.c., chrome heated towel rail, spotlights, skylight window.

BEDROOM TWO:

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

Front aspect, double glazed window, radiator, built-in wardrobes, door to -

EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, low level wc., wash hand basin, shaver point, heated towel rail, spotlights.

BEDROOM THREE:

10'8" x 8'9" (3.25m x 2.67m)

Skylight windows, built-in wardrobes, eaves storage, airing cupboard.

FAMILY BATHROOM:

7'7" x 5'7" (2.31m x 1.70m)

Skylight window, suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, chrome heated towel rail.

GARAGE:

19'9" x 10'5" max (6.02m x 3.18m max)

Detached garage with electric up and over door, light and power, rafter storage space, personal door to rear.

GARDENS:

To the front of the property is a well maintained architecturally designed landscaped garden with block paving providing parking for 2 cars, leading to the garage, porcelain paved pathway to front door, EV charging point, courtesy light, side gate to rear. The rear garden enjoys a high level of privacy, feature porcelain paving slabs leading to lawned area, flower and shrub borders, raised Millboard composite decking area with concealed lights, heated Pergolux pergola with retractable roof and side panels, feature lighting, access to garage.

AGENTS NOTE:

The 8 residents of Rawdon Close own the road together and in turn there is a service charge, currently set at approximately £600.00 per annum, to accommodate any costs for the drainage lighting and communal areas.

COUNCIL TAX:

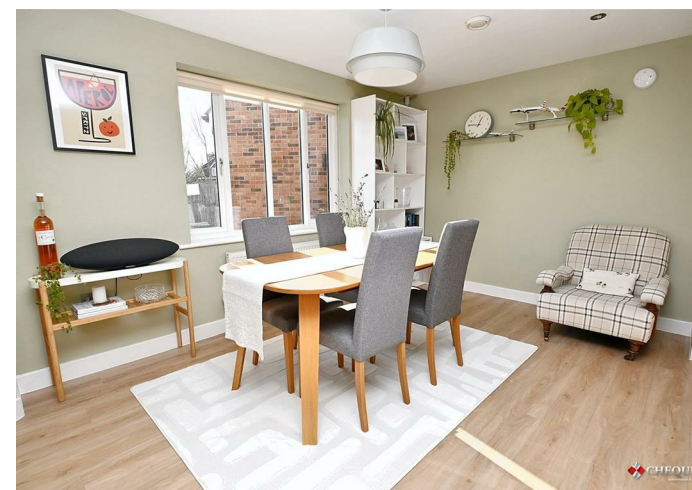
Band E

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.

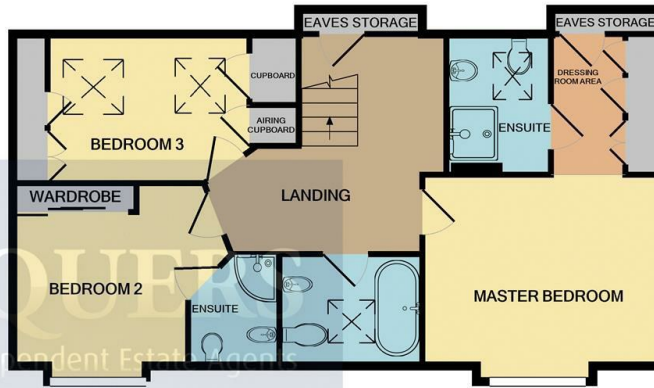
REFERRALS:

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.

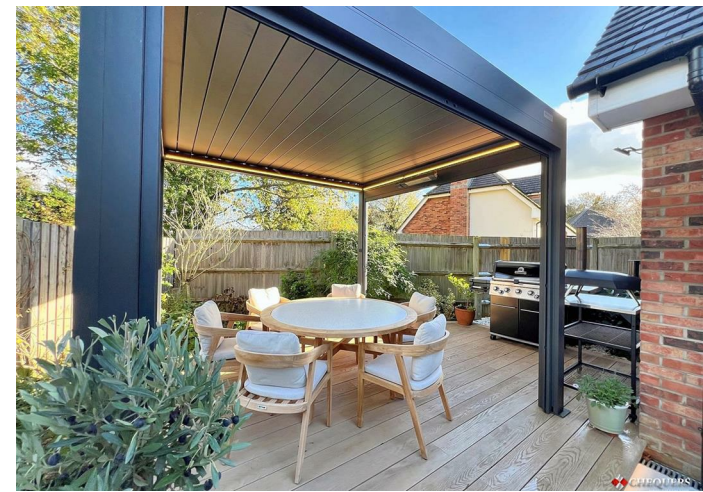




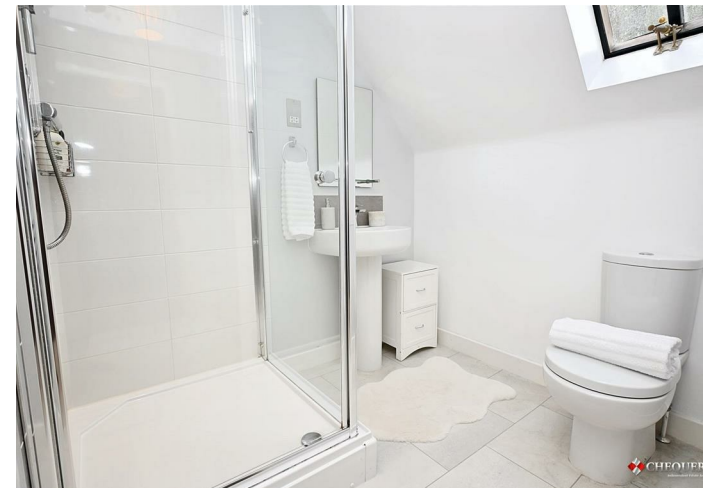
GROUND FLOOR



1ST 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	Maximum
The more energy efficient - lower running costs			
92-100	A	80	89
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
The less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
The more environmentally friendly - lower CO ₂ emissions			
92-100	A	80	89
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
The less environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

