



Ludlow Close, Winklebury, Basingstoke, RG23 8QW
Offers In Excess Of £280,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this generously sized three bedroom mid terraced house situated in a popular road on the outskirts of Winklebury. Whilst in need of modernisation, the property requires viewing to appreciate the accommodation on offer - cloakroom, lounge/dining room, kitchen, sun-lounge, three bedrooms and a shower/wet room. The property also benefits from front and rear gardens. (Draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Cloaks hanging space, door to -

ENTRANCE HALL:

Stairs to first floor, radiator.

CLOAKROOM:

White suite of low level w.c., wash hand basin.

UTILITY ROOM:

Meter cupboard and appliance space.

LOUNGE/DINING ROOM:

22'6" x 12'7" max (6.86m x 3.84m max)

Double aspect, ornamental fireplace, radiator, sliding double glazed door to -

CONSERVATORY:

9'7" x 8'3" (2.92m x 2.51m)

Double glazed French doors to rear garden.

KITCHEN:

13'4" x 8'8" (4.06m x 2.64m)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, cooker point, appliance space, radiator, tiled flooring, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, walk-in storage cupboard.

BEDROOM ONE:

11'9" x 10'7" (3.58m x 3.23m)

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

BEDROOM TWO:

12'1" x 8'8" (3.68m x 2.64m)

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

BEDROOM THREE:

9'6" x 8'7" (2.90m x 2.62m)

Rear aspect, double glazed window, radiator, wardrobe.

SHOWER/WET ROOM:

Shower, wash hand basin, w.c., radiator, tiled surrounds, extractor fan.

GARDENS:

To the front of the property is a lawned garden with shrub borders, shingled pathway to front door. To the rear of the property is a patio garden with raised stocked borders, brick out-building, rear gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

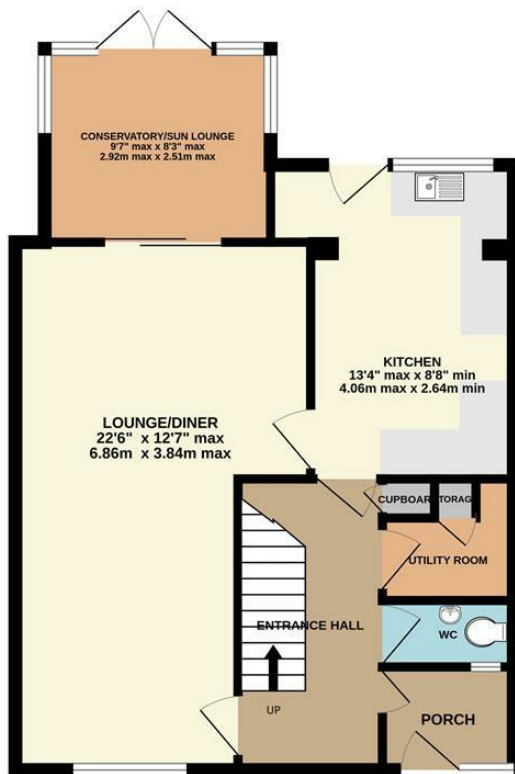
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

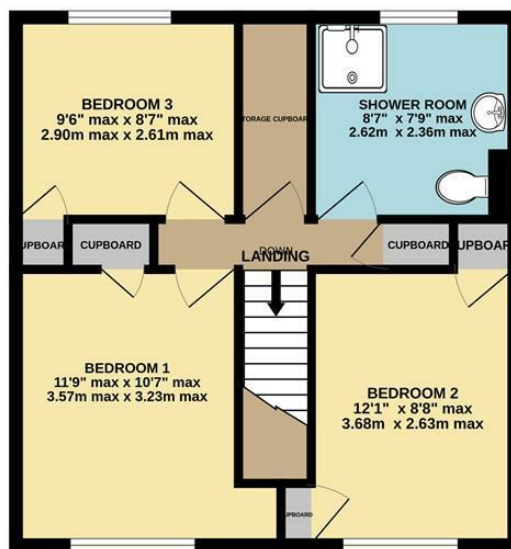
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



3 BEDROOM

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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