



St. Mary's Close, Old Basing, Basingstoke, RG24 7DO
Guide Price £425,000



CHEQUERS

Independent Estate Agents

St. Mary's Close, Old Basing, Basingstoke, RG24 7DQ

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale the 3 - 4 bedroom end of terrace house, set in the heart of the popular village of Old Basing. Whilst requiring modernisation, the property enjoys a generously sized plot with accommodation comprising lounge, dining room, conservatory, kitchen, family room/bedroom 4 and shower room on the ground floor with three bedrooms and a bathroom on the first. Further benefits include double glazing, gas radiator heating and a garage in a nearby block. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard.

LOUNGE:

17'3" max x 14'1" max (5.26m max x 4.29m max)

Front aspect, double glazed window, fireplace, built-in shelving, radiator, access to -

DINING ROOM:

10'5" x 9'1" (3.18m x 2.77m)

Rear aspect, radiator, glazed door to kitchen, door to -

CONSERVATORY:

9' x 6'8" (2.74m x 2.03m)

Tiled flooring, door to rear garden.

KITCHEN:

8'11" z 7'10" (2.72m z 2.39m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset sink unit, fitted oven and hob with extractor over, appliance space.

FAMILY ROOM/BEDROOM 4:

11'4" x 9'7" (3.45m x 2.92m)

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

EN-SUITE SHOWER ROOM:

11'5" max x 5'6" max (3.48m max x 1.68m max)

Rear aspect, double glazed window, shower cubicle, low level w.c., wash hand basin, heated towel rail, access to loft space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, radiator, double glazed window.

BEDROOM ONE:

16'7" max x 10'3" max (5.05m max x 3.12m max)

Front aspect, double glazed window, storage cupboard, range of built-in wardrobes, radiator.

BEDROOM TWO:

10'1" x 9'7" (3.07m x 2.92m)

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

BEDROOM THREE:

8'6" x 6'10" (2.59m x 2.08m)

Side aspect, double glazed window, radiator.

BATHROOM:

6'10" x 5'8" (2.08m x 1.73m)

Rear aspect, panel enclosed bath with shower over, low level w.c., wash hand basin, spotlights, double glazed window.

GARDENS

To the front of the property is a lawned garden with pathway to the front door, good sized area to the side, two covered areas gives access to the rear. To the rear of the property is an enclosed bath with patio area leading to tiered borders, mature shrubs, rear gate access.

GARAGE:

In block to the rear of the property along with communal parking.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

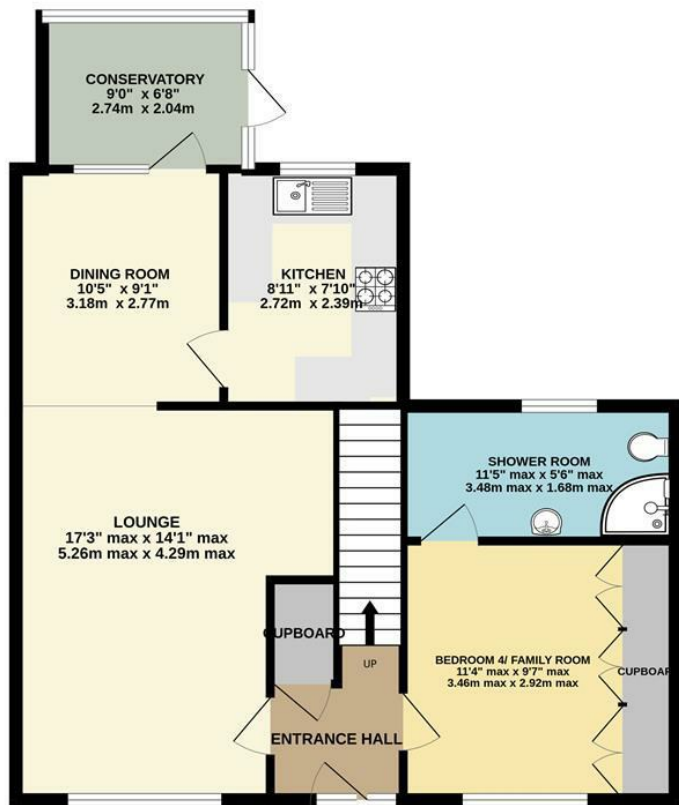
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

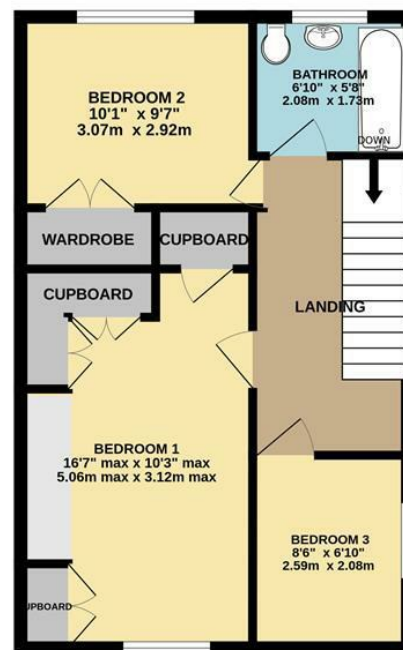
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



3/4 BEDROOM SEMI

TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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			



