



Gershwin Road, Brighton Hill, Basingstoke, RG22 4HJ  
**Guide Price £225,000**





## Gershwin Road, Brighton Hill, Basingstoke, RG22 4HJ

CHEQUERS are pleased to offer this unique ground floor maisonette, situated on the outskirts of the popular Brighton Hill development, close to local amenities and services. The property requires viewing to appreciate all the features on offer - entrance lobby, living area, kitchen, two double bedrooms and a bathroom. Further benefits include a generously sized garden with secure off road parking and a garage currently converted to storage.

### ENTRANCE LOBBY:

Front door, double glazed window, radiator, laminate flooring, square arch to -

### LIVING ROOM:

10'11" x 9'7" (3.33m x 2.92m)

Laminate flooring, radiator, open plan to kitchen, French doors to -

### CONSERVATORY:

Sliding door to garden, radiator, wall light points.

### KITCHEN:

9'8" x 7'7" (2.95m x 2.31m)

Range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, storage cupboard, appliance space, wall mounted boiler, tiled surrounds, double glazed window, access to -

### HALLWAY:

Built-in storage cupboards, laminate flooring, spotlights.

### BEDROOM ONE:

13'2" x 8'11" (4.01m x 2.72m)

Side aspect, double glazed window, radiator.

### BEDROOM TWO:

13'3" x 7'11" (4.04m x 2.41m)

Side aspect, double glazed window, radiator.

### BATHROOM:

White suite comprising 3/4 size panel enclosed bath with shower over, vanity unit with inset washhand basin and low level w.c., chrome heated towel rail, tiled surrounds, double glazed window.

### OUTSIDE:

The property boasts a generously sized garden, shingled area leading to raised decking, mature shrub and tree borders, pathway to gate, access to garage/storage and parking, double gates give access to the garden for secure parking.

### GARAGE:

Converted to storage area, personal door to garden.

### LEASE DETAILS:

We have been advised there are approximately 81 years remaining on the lease. Ground rent - £150.00 per annum. PLEASE NOTE - the flat is sold with a 50% share of the freehold. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band B

### MONEY LAUNDERING REGULATIONS:

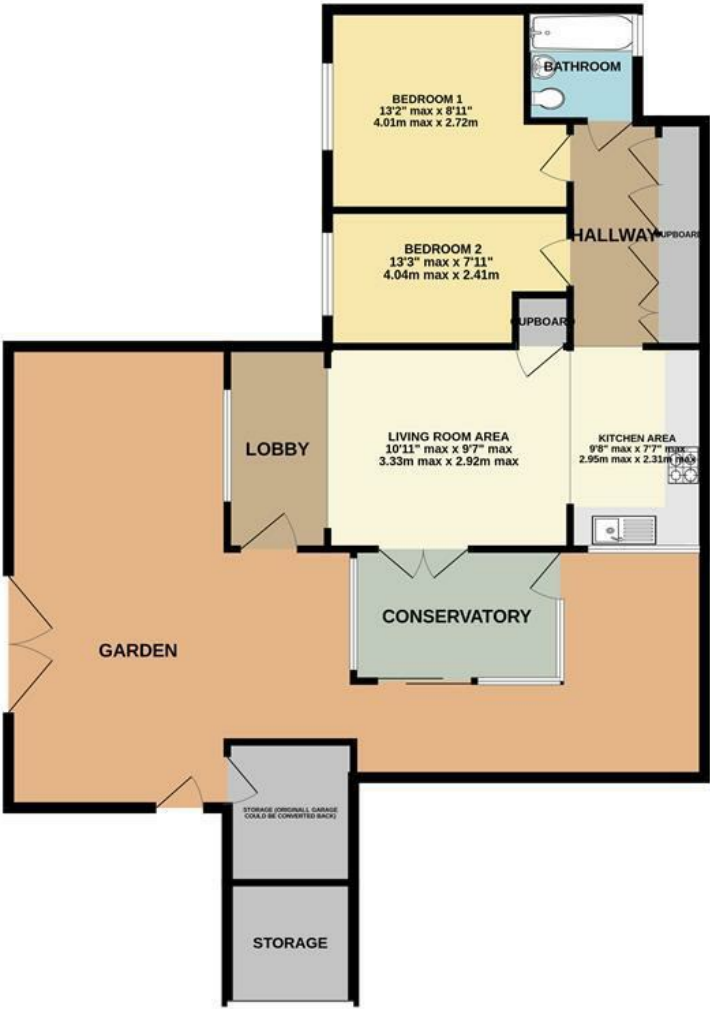
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



2 BEDROOM MAISONETTE

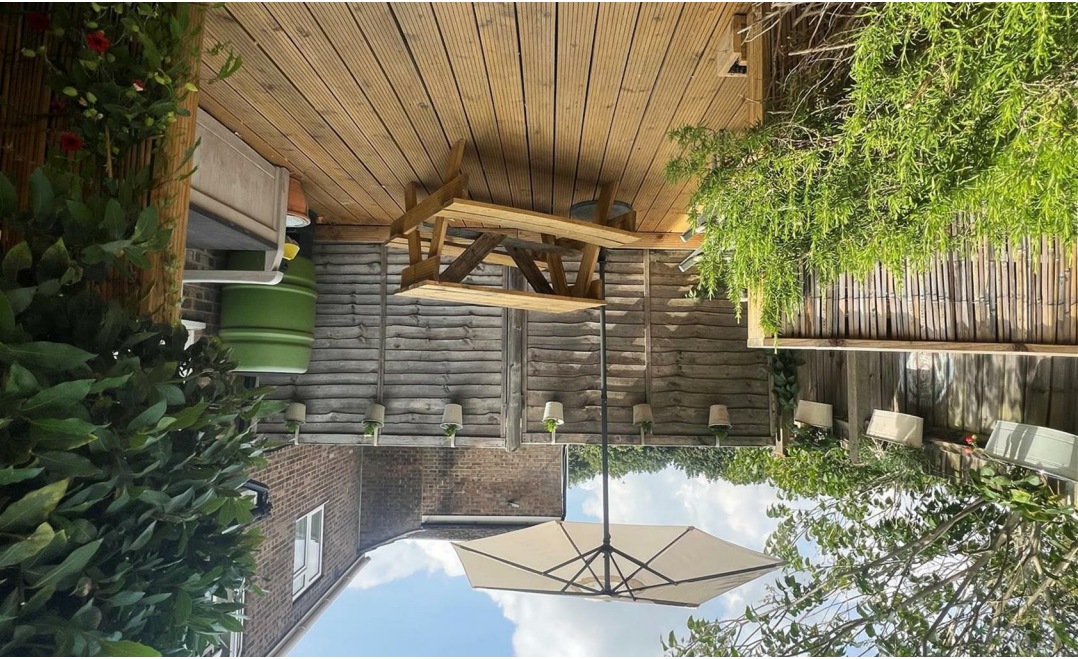
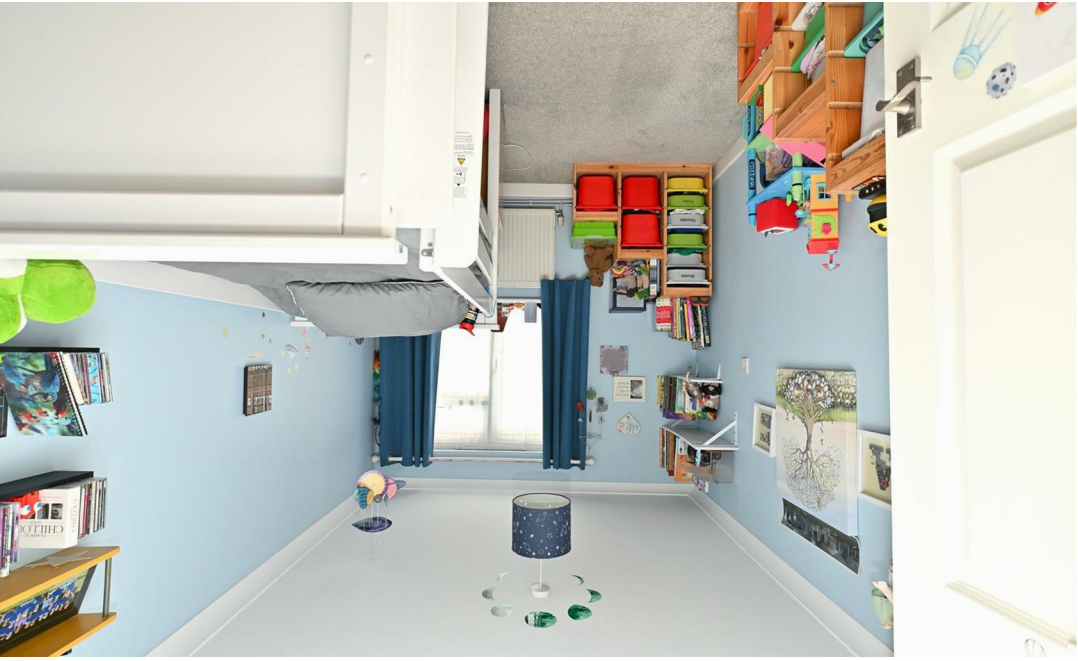
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not can be given prospective purchasers.



| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
| Very energy efficient - lower running costs | Current |
| A                                           |         |
| B                                           |         |
| C                                           |         |
| D                                           |         |
| E                                           |         |
| F                                           |         |
| G                                           |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|-----------------------------------------------------------------|---------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| A                                                               |         |
| B                                                               |         |
| C                                                               |         |
| D                                                               |         |
| E                                                               |         |
| F                                                               |         |
| G                                                               |         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                                                 |         |
| EU Directive 2002/91/EC                                         |         |





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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.