



West Ham Close, Worting, Basingstoke, RG22 6PH
Offers In Excess Of £220,000



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CHEQUERS are pleased to market this spacious three bedroom family home in a popular location. The property is favourably positioned overlooking a green area with trees to the front and backing on to a landscaped area to the rear. The accommodation includes cloakroom, 22'8 lounge/dining room and a 10'8 x 10'6 kitchen/breakfast room. There are three well proportioned bedrooms and a shower room arranged on the first floor, The rear garden enjoys a southerly aspect and open outlook. The property also benefits from gas radiator heating and UPVC double glazed windows. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Understairs cupboard, meter cupboard, stairs to first floor, radiator.

CLOAKROOM:

Front aspect, low level w.c., pedestal wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM:

10'8" x 10'6" (3.25m x 3.20m)

Rear aspect, double glazed window, range of eye and base level units, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, breakfast bar, cupboard housing floor mounted boiler, radiator.

LOUNGE/DINING ROOM:

22'8" x 10'9" (6.91m x 3.28m)

Double aspect, double glazed window to front, t.v aerial point, two radiators, feature fireplace and bar separating lounge to dining area, double glazed patio doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard.

BEDROOM ONE:

13'10" x 9'8" (4.22m x 2.95m)

Rear aspect, double glazed window, built-in double wardrobe, fitted drawers and built-in dressing table, two wall lights, radiator.

BEDROOM TWO:

10'10" x 9'7" (3.30m x 2.92m)

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

BEDROOM THREE:

9'10" x 7'9" (3.00m x 2.36m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

Suite comprising low level w.c., shower cubicle, pedestal wash hand basin, radiator, ceiling ceiling light/heater.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door, overlooking a small green area with mature trees. To the rear of the property the garden enjoys a southerly aspect, paved patio and lawned area with well stocked borders, raised brick planters, brick shed and bin storage area. Communal parking to the rear of the property.

AGENTS NOTE:

The property has a flat roof.

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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.





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 | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| | | | |
| <p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>41-45 F</p> <p>31-39 G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>41-45 F</p> <p>31-39 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



