



Woodmere Croft, Kempshott, Basingstoke, RG22 5HB
Guide Price £415,000



Woodmere Croft, Kempshott, Basingstoke, RG22 5HB

CHEQUERS are pleased to offer this exceptionally well positioned detached home, set on the outskirts of Kempshott in a no through road. Whilst the property requires updating it offers potential to extend (subject to planning) and enjoys a generously sized plot combined with well balanced accommodation including - lounge/dining room, kitchen/breakfast room, four bedrooms, shower room and separate w.c. Further benefits include double glazing, garage with driveway parking and NO ONWARD CHAIN. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Glazed front door, radiator, stairs to first floor.

LOUNGE/DINING ROOM:

23'5" max, 20'5 min x 11'9" (7.14m max, 6.22m min x 3.58m)

Double aspect, double glazed bay window to front, sliding patio doors to rear garden, brick built fireplace with fitted gas fire, wall light point, door to -

KITCHEN/BREAKFAST ROOM:

13'3" x 8'5" (4.04m x 2.57m)

Rear aspect, range of eye and base level units, work surfaces, cooker point, appliance space, under stairs storage cupboard, tiled surrounds, radiator, space for table, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

11'11" x 11'7" (3.63m x 3.53m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

10'6" x 10'1" (3.20m x 3.07m)

Front aspect, double glazed window, radiator, storage cupboard.

BEDROOM THREE:

10' x 6'7" (3.05m x 2.01m)

Rear aspect, double glazed window, radiator, storage cupboard.

BEDROOM FOUR:

8'8" x 7'10" (2.64m x 2.39m)

Rear aspect, double glazed window, radiator.

SHOWER ROOM:

Walk-in shower cubicle, wash hand basin, tiled surrounds, tiled flooring, chrome heated towel rail, double glazed window, spotlights.

SEPARATE W.C:

W.c, tiled flooring, tiled surrounds, spotlights, double glazed window.

GARDENS:

To the front of the property is a lawned garden, driveway leading to garage, side gate to rear. To the rear of the property is a generously sized garden with a private and sunny aspect, patio leading to lawned garden, outside tap, garden shed.

GARAGE:

17' x 9'10" max, 7'9" min (5.18m x 3.00m max, 2.36m min)

Integral garage with up and over door, light and power, personal door to side.

DIRECTIONS:

From the Kempshott roundabout proceed along Heather Way and at the mini roundabout turn left into Kempshott Lane. Take the 1st turning right into Gracemere Crescent where Woodmere Croft is the 2nd turning on the left hand side.

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.



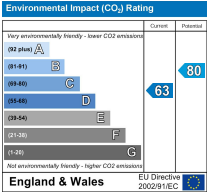
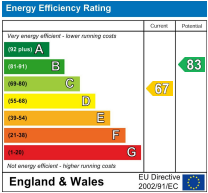


1ST FLOOR

GROUND 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
Made with Metropix ©2019





www.chequersestateagents.co.uk



rightmove.co.uk
The UK's number one property website



T 01256 810018

E sales@chequersestateagents.co.uk

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.