



Paterson Close, Kempshott Rise, Basingstoke, RG22 4NX

**£247,500**



**CHEQUERS**

Independent Estate Agents



## Paterson Close, Kempshott Rise, Basingstoke, RG22 4NX

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well presented two bedroom home with a garage nearby, situated on the popular Kempshott Rise development. The property offers well balanced accommodation including entrance hall, living room with French doors to rear garden, modern kitchen, two double bedrooms and a modern shower room. Further benefits include double glazing, gas radiator heating, enclosed rear garden and a garage in a nearby block. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Front door, storage cupboard, stairs to first floor, radiator with feature cover.

### LIVING ROOM:

17'3" x 10'6" (5.26m x 3.20m)

Rear aspect, double glazed window, double glazed French door to rear garden, radiator with feature cover, wall mounted heating thermostat, door to kitchen.

### KITCHEN:

9'11" x 6'8" (3.02m x 2.03m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit, eye level display cupboard, tiled surrounds, appliance space, wall mounted boiler, spotlights, tiled flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

### BEDROOM ONE:

12' x 9'2" (3.66m x 2.79m)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

12'1" max, 10'8" min x 7'7" (3.68m max, 3.25m min x 2.31m)

Rear aspect, double glazed window, radiator.

### SHOWER ROOM:

6'3" x 5'5" (1.91m x 1.65m)

Modern fitted suite comprising shower cubicle, wash hand basin, low level w.c., tiled surrounds, heated towel rail, double glazed window.

### GARDENS:

To the front of the property is a small shrubbed area, pathway to the front door. To the rear of the property is an enclosed garden with patio leading to slate and stone area with shrub and tree borders.

### GARAGE:

Single garage in nearby block.

### DIRECTIONS:

From the Kempshott roundabout proceed along Woodbury Road and at the small roundabout turn left into Hatch Warren Lane. Take the 2nd turning left into Paterson Close.

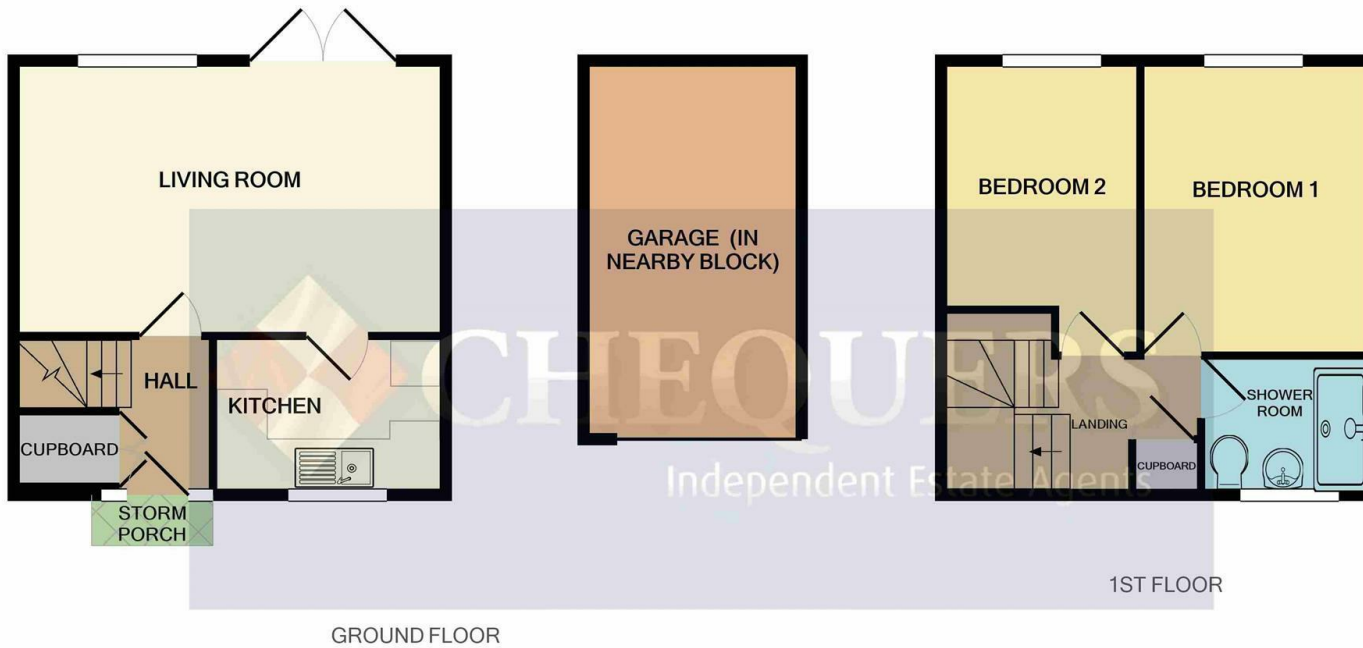
### MONEY LAUNDERING REGULATIONS:

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.





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 <sub>2</sub> ) 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>41-48 F</p> <p>31-39 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> 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>41-48 F</p> <p>31-39 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



