



Kennilworth Road, Winklebury, BASINGSTOKE, RG23 8JL
Guide Price £225,000



CHEQUERS

Independent Estate Agents

Kenilworth Road, Winklebury, BASINGSTOKE, RG23 8JL

CHEQUERS area pleased to offer this generously sized three bedroom end of terrace house, situated on the outskirts of Winklebury. The property offers ideal family accommodation including lounge, good sized kitchen/dining room, cloakroom and utility room. Three bedrooms and a family bathroom are arranged on the first floor. Further benefits include car port, gas radiator heating and an enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, storage cupboard, laminate flooring, meter cupboard.

KITCHEN/DINING ROOM:

15'10" x 11'10" max, 9' min (4.83m x 3.61m max, 2.74m min)

Front aspect, double glazed window, range of eye and base level units, single drainer sink unit with mixer tap, work surfaces, cooker point, appliance space, built-in breakfast bar, ceiling fan, radiator, archway to -

INNER HALL:

Stairs to first floor, under stairs storage cupboard, UPVC door to rear lobby.

CLOAKROOM:

Low level w.c., wash hand basin, double glazed window,

LOUNGE:

12'9" x 12'9" (3.89m x 3.89m)

Rear aspect, double glazed window, double radiator.

REAR LOBBY:

Double doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space.

BEDROOM ONE:

10'8" x 10'4" (3.25m x 3.15m)

Rear aspect, double glazed window, range of built-in wardrobes, radiator.

BEDROOM TWO:

12' x 8'11" (3.66m x 2.72m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

10'5" max x 7' (3.18m max x 2.13m)

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

BATHROOM:

Coloured suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled surrounds, radiator, double glazed window.

GARDENS:

To the front of the property is an enclosed garden, access to the front door. Open CAR PORT with up and over door to the front. To the rear of the property is a raised patio with raised borders, steps to lawned area, timber shed.

DIRECTIONS:

From the West Ham roundabout by the Leisure Park, proceed along Worting Road away from the town centre. At the next roundabout take the 2nd exit (still Worting Road) and continue over the traffic lights and under the railway bridge. At the next roundabout turn right into Roman Road where Kenilworth Road is then the 7th turning on the right.

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.





GROUND FLOOR



1ST FLOOR

CHEQUERS
Independent Estate Agents



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 only a guide and prospective purchasers should verify all details as to the actual property. The services, as to the property, can be found on page 19.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	66	92-100 A	64
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
43-54 E		43-54 E	
31-42 F		31-42 F	
21-30 G		21-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



www.chequersestateagents.co.uk



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



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.