Willoughby Way, Winklebury, Basingstoke, RG23 8AY

Guide Price £240,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer this three bedroom end of terrace house. The property offers well balanced accommodation including lounge, kitchen/dining room, three good sized bedrooms and a family bathroom with separate w.c. Further benefits include double glazing and gas radiator heating with a new boiler fitted in 2019. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Stairs to first floor, under stairs storage, radiator with cover, storage cupboard.

LOUNGE:
15'11" max, 15' min x 13' (4.85m max, 4.57m min x 3.96m)
Rear aspect, double glazed window, radiator, feature fireplace.

KITCHEN/DINING ROOM:
12'9" x 9'9" (3.89m x 2.97m)
Double aspect, double glazed window to front, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point, appliance space, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:
Storage cupboard.

BEDROOM ONE:
13'1" x 9'11" (3.99m x 3.02m)
Rear aspect, double glazed window, radiator.

BEDROOM TWO:
13'2" x 8'7" max, 7'10" min (4.01m x 2.62m max, 2.39m min)
Rear aspect, double glazed window, radiator.

BEDROOM THREE:
13'3" max, 10'1" min x 7'3" (4.04m max, 3.07m min x 2.21m)
Rear aspect, double glazed window, radiator.

BATHROOM:
5'5" x 4'8" (1.65m x 1.42m)
Double glazed window, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, separate Mira shower unit over, radiator.

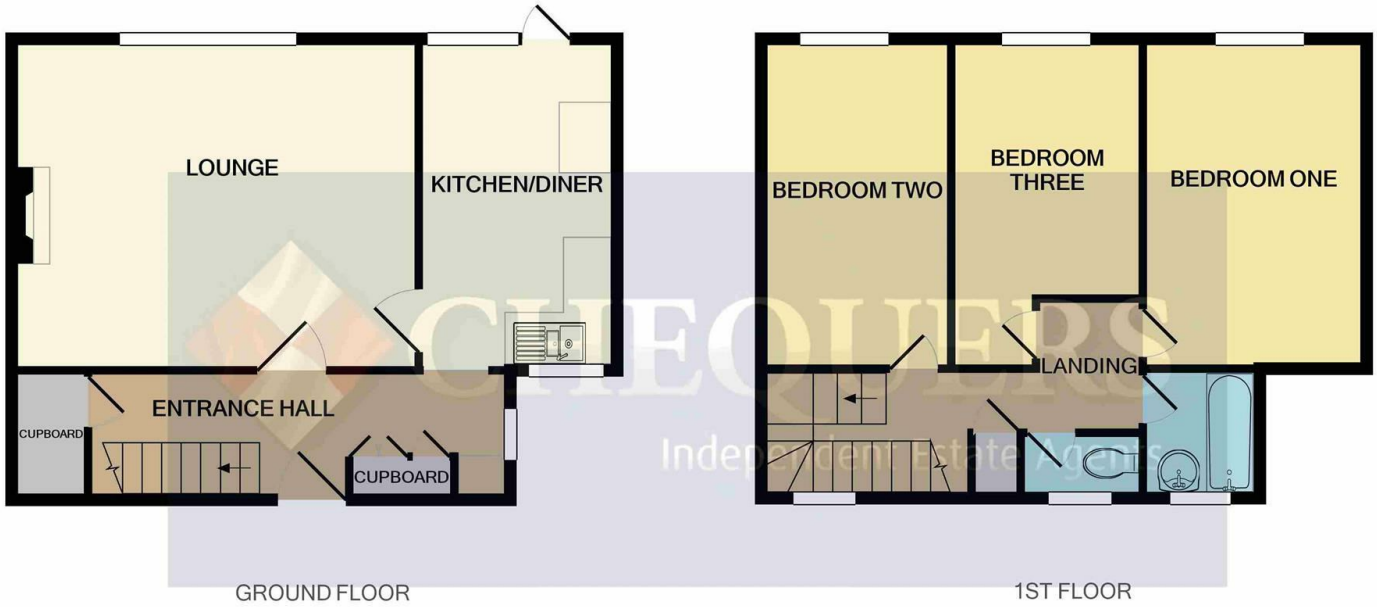
SEPARATE W.C:
Low level w.c., double glazed window.

GARDENS:
To the rear of the property is a newly landscaped garden with patio area with steps to lawned area, further steps to wood chipped area with inset borders.

DIRECTIONS:
From the Aldermaston roundabout proceed along Ringway North A339 towards Kingsclere/Newbury. Continue over the next roundabout and at the next roundabout (Roman Road roundabout) turn left into Roman Road. Take the 7th turning on the left into Winklebury Way and then Willoughby Way is the 5th turning on the left.

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.



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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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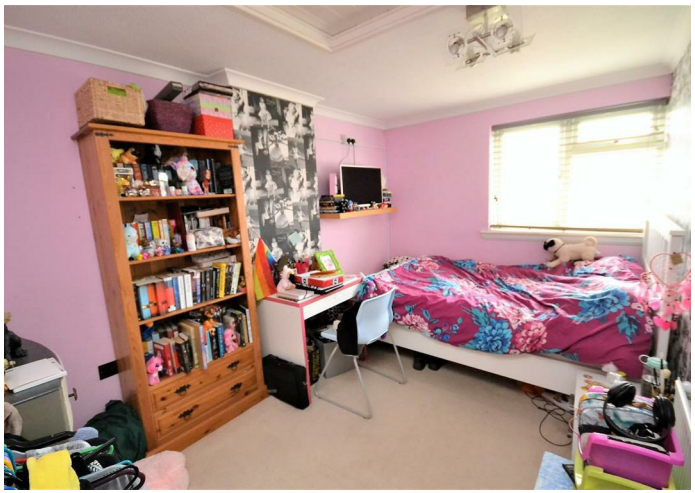

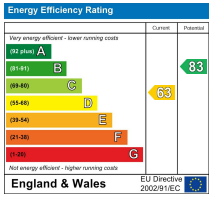

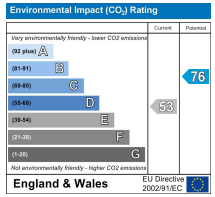

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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn 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.