

George Street, Brookvale, Basingstoke, RG21 7RN

in the popular Brookvale area of the town. Although heater. the property is clean and well presented, it does require some modernisation. The accommodation includes two reception rooms, modern kitchen, white bathroom suite, and three well proportioned bedrooms. The property benefits from double glazing $13' \times 10'3''$ (3.96m x 3.12m) and part gas radiator heating heating with the Front aspect, twin double glazed windows, open remaining having storage heaters. The rear garden fireplace, night storage heater. enjoys a southerly aspect. The property is priced to reflect the modernisation required and a prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC double glazed front door, radiator, stairs to first floor.

LOUNGE:

12'4" into bay x 9'8" (3.76m into bay x 2.95m)

Front aspect, double glazed bay window, radiator, open fireplace with tiled hearth and surrounds.

DINING ROOM:

x 3.10m)

Rear aspect, double glazed window, understairs rear gardens. cupboard, door to -

KITCHEN:

7'11" x 7'2" (2.41m x 2.18m)

Side aspect, double glazed window, range of eye and base level units, roll edged work surfaces, 1.5 bowl sink unit, fitted oven and hob with extractor hood side. over, plumbing for washing machine, appliance space, sliding door to -

REAR LOBBY:

garden, door to -

BATHROOM:

7' x 6'9" (2.13m x 2.06m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and

NO ONWARD CHAIN CHEQUERS are pleased to market shower attachment, low level w.c., pedestal wash this three bedroom character terraced home, located hand basin, storage heater and wall mounted electric

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard.

BEDROOM ONE:

BEDROOM TWO:

12' x 7'3" (3.66m x 2.21m)

Rear aspect, double glazed window, open fireplace, wardrobe recess, night storage heater.

BEDROOM THREE:

11' x 7' (3.35m x 2.13m)

Rear aspect, double glazed window, night storage heater.

GARDENS:

To the front of the property is a paved pathway to the front door, low level fencing. To the rear of the property the garden is laid mainly to paving, inset 12'10" max, 11'1" min x 10'2" (3.91m max, 3.38m min borders, low level fencing, enjoying a southerly aspect, gate giving access to residents access to

DIRECTIONS:

From our Winton Square office, proceed down Sarum Hill and straight over the traffic lights. Take the 5th turning on the right hand side into Deep Lane and George Street is the second turning on right hand

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we Slim-line storage cupboard, double glazed door to would ask for your co-operation in order that there will be no delay in agreeing the sale.







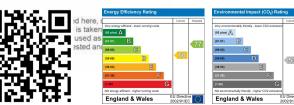








GROUND FLOOR





Whilst every attempt has been made to ensure the accur of doors, windows, rooms and any other items are appromission, or mis-statement. This plan is for illustrative prospective purchaser. The services, systems and applia

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