



George Street, Brookvale, Basingstoke, RG21 7RN
Guide Price £245,000



CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN CHEQUERS are pleased to market this three bedroom character terraced home, located in the popular Brookvale area of the town. Although 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 and part gas radiator heating heating with the remaining having storage heaters. The rear garden 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:

12'10" max, 11'1" min x 10'2" (3.91m max, 3.38m min x 3.10m)

Rear aspect, double glazed window, understairs 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 over, plumbing for washing machine, appliance space, sliding door to -

REAR LOBBY:

Slim-line storage cupboard, double glazed door to 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

shower attachment, low level w.c., pedestal wash hand basin, storage heater and wall mounted electric heater.

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard.

BEDROOM ONE:

13' x 10'3" (3.96m x 3.12m)

Front aspect, twin double glazed windows, open fireplace, night storage heater.

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 borders, low level fencing, enjoying a southerly aspect, gate giving access to residents access to rear gardens.

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 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.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are appropriate, omission, or mis-statement. This plan is for illustrative purposes only and is not to be used as a contract. The services, systems and appliances are to their operability or condition at the time of the survey. Made with Metr



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
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