



Kenilworth Road, Winklebury, Basingstoke, RG23 8JS
Guide Price £225,000



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CHEQUERS - CASH BUYERS ONLY ...The property is a spacious three bedroom end of terrace house in need of modernisation. The ground floor accommodation comprises lounge, kitchen/dining room, cloakroom and a utility room that could be used as a 4th bedroom. There are three good sized bedrooms and a bathroom arranged on the first floor. The property benefits from gas radiator heating, double glazed and low maintenance gardens. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door.

LOUNGE:

17'7" x 12' (5.36m x 3.66m)

Front aspect, double glazed window, radiator, t.v aerial point.

KITCHEN/DINING ROOM:

16'1" x 9'10" (4.90m x 3.00m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, two radiators, under stairs cupboard, door to rear garden, bi-fold doors to utility room, door to INNER LOBBY with door to -

CLOAKROOM:

Double glazed window, low level w.c., wash hand basin, heated towel rail.

UTILITY ROOM:

9'8" x 7'6" (2.95m x 2.29m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

10'6" x 9'8" (3.20m x 2.95m)

Front aspect, double glazed window, radiator, built-in cupboard.

BEDROOM TWO:

12'6" x 10' (3.81m x 3.05m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

10'3" x 8' max (3.12m x 2.44m max)

Front aspect, double glazed window, radiator, built-in cupboard.

BATHROOM:

6'10" x 5'7" (2.08m x 1.70m)

Double glazed window, panel enclosed bath with electric shower over, low level w.c., pedestal wash hand basin, tiled surrounds, radiator, laminate flooring.

GARDENS:

To the front of the property is a low maintenance garden, laid to slate, pathway to front door, fence and hedge boundaries. To the rear of the property is a paved patio leading to lawned area, raised slate bed to one side, brick shed with light and power, outside tap, enclosed by panelled fencing and brick walling, rear gate access.

COUNCIL TAX:

Band B

DIRECTIONS:

From the Aldermaston roundabout proceed along Ringway North A339 towards Newbury/Kingsclere. Continue over the next roundabout (Roman Road roundabout) and turn left into Roman Road. Take the 4th turning on the left hand side into Kenilworth Road.

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.

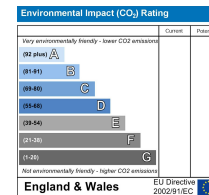
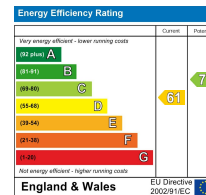


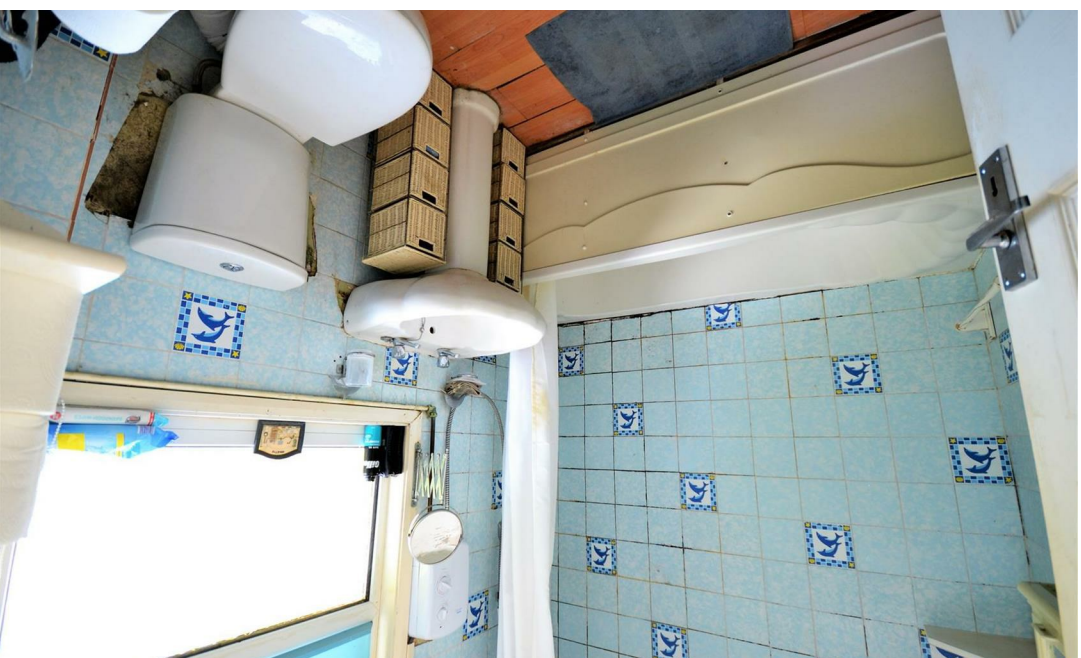
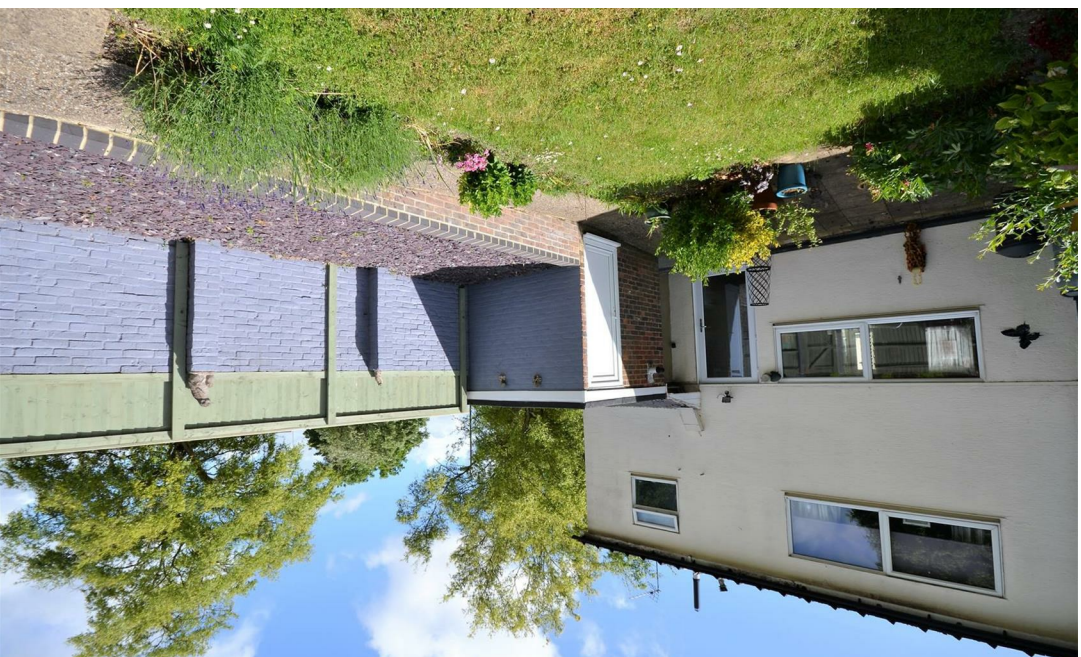
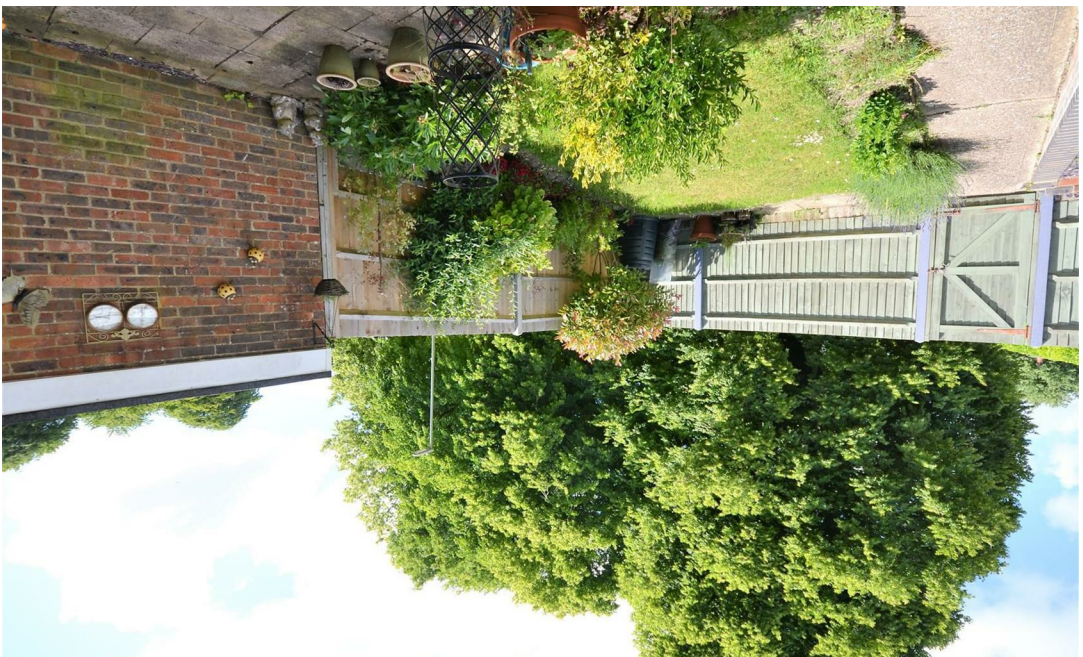
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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