



Martins Wood, Chineham, Basingstoke, RG24 8TR  
**Guide Price £310,000**



**CHEQUERS**

Independent Estate Agents



## Martins Wood, Chineham, Basingstoke, RG24 8TR

CHEQUERS are pleased to offer this spacious three bedroom family home, located in one of Chineham's premier roads. The accommodation includes cloakroom, 19' x 12' lounge/dining room leading to a conservatory, three good sized bedrooms and a family bathroom. Externally there is a two car driveway leading to an integral garage and the rear garden enjoys a private aspect. An early viewing is highly recommended to appreciate the accommodation on offer. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring, door to garage, access to lounge and kitchen.

### CLOAKROOM:

Low level w.c., wash hand basin set in vanity unit, radiator, extractor fan, laminate flooring.

### KITCHEN:

7'8" x 7'4" (2.34m x 2.24m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces inset sink unit, fitted oven and hob with concealed extractor over, plumbing for washing machine and dishwasher, appliance space, wall mounted gas fired boiler (installed 2011 and serviced annually), tiled flooring.

### LOUNGE/DINING ROOM:

19'9" max x 12'4" max (6.02m max x 3.76m max)

Rear aspect, double glazed window, two radiators, Sky t.v point, under stairs cupboard, laminate flooring, double glazed French doors to -

### CONSERVATORY:

7'6" x 7'6" (2.29m x 2.29m)

Edwardian style (built in 2014), dwarf wall and UPVC construction, laminate flooring, light and power, French doors to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to part boarded loft space with light.

### BEDROOM ONE:

13'8" x 9'10" (4.17m x 3.00m)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

9'10" x 9'4" (3.00m x 2.84m)

Front aspect, double glazed window, radiator, double USB charging power socket.

### BEDROOM THREE:

9'8" x 8' (2.95m x 2.44m)

Rear aspect, double glazed window, radiator, double USB charging power socket.

### BATHROOM:

6'7" x 6'1" (2.01m x 1.85m)

Front aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, folding shower screen, wash hand basin with cupboards below, low level w.c with concealed cistern, chrome heated towel rail, tiled walls and flooring.

### GARDENS:

To the front of the property is a two car driveway leading to the garage, shingled border with gate leading to rear garden. To the rear of the property is a block paved patio leading to lawned area, corner decking area, security light, enclosed by fencing and enjoying a high level of privacy.

### GARAGE:

13'5" x 8'3" (4.09m x 2.51m)

Semi-integral, up and over door, light and power, door to entrance hall.

### AGENTS NOTE:

Where a property has been extended, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

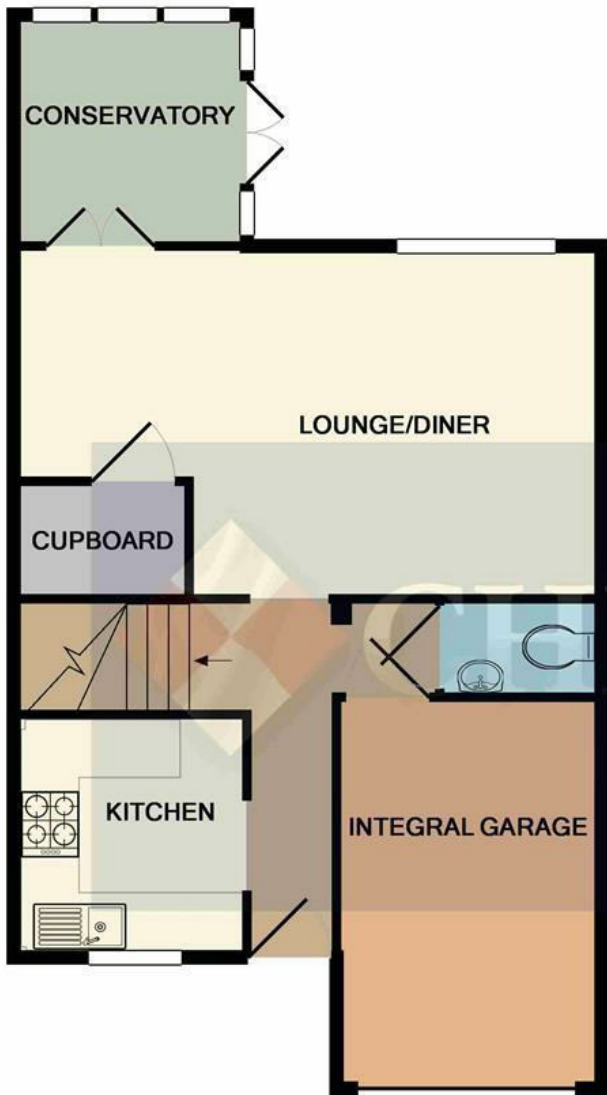
### MONEY LAUNDERING REGULATIONS:

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.

### DIRECTIONS:

Leave Basingstoke on the A33 Reading Road towards Reading and continue over the Binfields roundabout (by the Chineham District Centre/Tescos). At the traffic lights, turn left and continue over the small roundabout into Thornhill Way. Take the 1st turning left into Mattock Way where Martins Wood is the 4th turning on the right hand side.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information provided, the seller accepts no liability for any omission, or mis-statement. This plan is for information only and is not to be relied upon for any purpose other than as a guide. The services, systems and fixtures shown are as to their condition at the time of the survey.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C	69	69-80 C	67
55-68 D		55-68 D	
49-54 E		49-54 E	
45-48 F		45-48 F	
39-44 G		39-44 G	
35-38		35-38	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



