



Elmwood Way, Clarke Estate, Basingstoke, RG23 8LQ
Guide Price £365,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this well presented semi-detached home on the popular Clarke Estate on the outskirts of Basingstoke. The property has been meticulously maintained over the years and requires an internal inspection to appreciate the accommodation on offer including lounge/dining room, conservatory, generously sized kitchen/breakfast room, three bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, a good sized rear garden and single garage. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, stairs to first floor, radiator, dado rail, under stairs cupboard, wood effect flooring.

LOUNGE/DINING ROOM:

24'1" x 11'9" max, 9'2" min (7.32m! x 3.58m max, 2.79m min)

Front aspect, double glazed bay window, feature fireplace, radiator, wall light points, sliding patio doors to -

CONSERVATORY:

12'2" max, 9'2" min x 10'7" (3.71m max, 2.79m min x 3.23m)

UPVC double glazed conservatory, tiled floor, wall mounted heater, French doors to garden.

KITCHEN/BREAKFAST ROOM:

Rear aspect, two double glazed windows, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, feature radiator, tiled surrounds, tiled flooring, storage cupboard, wall mounted boiler, door to garage, UPVC door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window, dado rail.

BEDROOM ONE:

12'11" x 11'4" max, 9'9" min (3.94m x 3.45m max, 2.97m min)

Front aspect, double glazed window, radiator, dado rail.

BEDROOM TWO:

11'7" max, 9'9" min x 10' (3.53m max, 2.97m min x 3.05m)

Rear aspect, double glazed window, radiator, airing cupboard.

BEDROOM THREE:

8'6" x 7' (2.59m x 2.13m)

Front aspect, double glazed window, radiator.

BATHROOM:

6'9" x 5'11" (2.06m x 1.80m)

Luxury suite comprising panel enclosed bath with shower over and shower screen, wash hand basin set in vanity unit, low level w.c., tiled walls, tiled flooring, double glazed window.

GARAGE:

15'10" x 8'5" (4.83m x 2.57m)

Up and over door, light and power.

GARDENS:

To the front of the property is hardstanding area leading to the garage and front door, lawned area, dwarf brick walling. To the rear of the property is a generously sized garden, patio area leading to lawn, garden shed, outside tap, enclosed to all boundaries.

DIRECTIONS:

Proceed along the A339 Ringway North and at the 2nd roundabout, take the first turning on the left hand side into Roman Road. Take the third turning on the left hand side into Firs Way and turn left into Oaklands Way then turn right into Elmwood Way where the property can be found on the 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.

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.





GROUND FLOOR



1ST FLOOR



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, shown have been provided by the seller and are not to be relied upon as to the accuracy of the information provided.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>41-45 F</p> <p>31-39 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>41-45 F</p> <p>31-39 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

