



Carbonel Close, Worting, Basingstoke, RG23 8HR
Guide Price £350,000



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CHEQUERS are pleased to offer this well positioned detached bungalow, situated on the outskirts of Worting and offering well balanced accommodation including lounge, separate dining room, modern kitchen, two bedrooms and a luxury 4 piece bathroom suite. Further benefits include a private and enclosed rear garden, garage and ample parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, storage cupboard, wooden flooring, spotlight.

DINING ROOM:

17'1" max, 9'3" min x 11'10" max, 8'3" min (5.21m max, 2.82m min x 3.61m max, 2.51m min)

Rear aspect, French doors to rear garden, walk-in storage cupboard, radiator.

KITCHEN:

11'10" x 7'2" (3.61m x 2.18m)

Front aspect, double glazed window, range of eye and base level units, single drainer sink unit with mixer tap, roll edged work surfaces, fitted hob with drawers below and extractor over, built-in oven with cupboard above and below, eye level display unit, integrated fridge/freezer, integrated dishwasher, tiled surrounds, wooden flooring, spotlight.

LOUNGE:

16'6" max, 15'5" min x 10'11" (5.03m max, 4.70m min x 3.33m)

Rear aspect, double glazed windows, double glazed French doors to garden, feature ornamental fireplace, radiator, heating thermostat, spotlights.

INNER HALL:

Access to loft space, spotlight, wooden flooring.

BEDROOM ONE:

15'3" x 9'5" (4.65m x 2.87m)

Rear aspect, double glazed French doors to rear garden, range of built-in furniture including wardrobes and cupboards, chest of drawers and dressing table, radiator, spotlights.

BEDROOM TWO:

10'2" x 8'9" (3.10m x 2.67m)

Front aspect, double glazed window, built-in bedroom furniture, radiator, spotlights.

BATHROOM:

11'8" x 5'6" (3.56m x 1.68m)

Front aspect, double glazed window, luxury 4 piece bathroom suite comprising panel enclosed spa bath with mixer tap, vanity unit with inset wash hand basin, low level w.c., walk-in double shower cubicle, tiled surrounds, chrome heated towel rail.

GARDENS:

To the front of the property is a block paved driveway leading to the garage and front door. To the rear of the property is a patio leading to a lawned garden, outside tap, storage outbuilding, side gate access.

GARAGE:

Single garage with up and over door, light and power, wall mounted boiler, plumbing for water softener.

DIRECTIONS:

From the West Ham roundabout by the Leisure Park and Fire Station proceed along Worting Road away from the town centre. At the next roundabout (Worting Road roundabout) take the 2nd exit, still Worting Road, and continue over the traffic lights and under the railway bridge. At the mini roundabout turn right into Roman Road and then 1st right into Wykeham Drive. Carbonel Close is then the 2nd turning on the left.

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.





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, systems and fixtures shown on the plan may not be as to their operation or condition as they are shown.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current: 62, Target: 67

Current: 60, Target: 66



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