



Cotswold Close, Buckskin, Basingstoke, RG22 5BA
Guide Price £240,000



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Chequers are pleased to market this well presented, spacious three bedroom end of terrace family home on the outskirts of Buckskin. The ground floor accommodation comprises 12' x 8'9 dining room, 17' x 10'3 lounge, fitted kitchen and walk-in cupboard that has potential for a WC. The first floor features three well proportioned bedrooms and family bathroom and separate WC. Externally there is a front garden and a landscaped south facing rear garden and garage on site and brick shed both with light and power. An early viewing is recommended. (Draft particulars - awaiting vendors approval)

ENTRANCE LOBBY:

UPVC double glazed door to lobby. Doors to dining room and storage cupboard, laminated flooring.

LOUNGE:

17'1" x 10'3" (5.21m x 3.12m)

Rear aspect double glazed sliding patio door to rear garden, feature fireplace, Sky TV point.

DINING ROOM:

12'1" x 8'9" (3.68m x 2.67m)

Stairs to first floor landing, laminated flooring, understairs cupboard, inset spotlights, door to lounge, arch to kitchen.

KITCHEN:

12' x 8'3" (3.66m x 2.51m)

Rear aspect double glazed window and door to rear garden, range of eye level and base units with work tops over, space and plumbing for washing machine, space for cooker, inset spotlights to ceiling, cupboard housing warm air heating system (serviced annually), laminated flooring.

STAIRS TO FIRST FLOOR LANDING:

Doors to all rooms, storage cupboard and hot water tank cupboard.

BEDROOM ONE:

12'4" x 8'4" (3.76m x 2.54m)

Rear aspect double glazed window, built-in triple wardrobe.

BEDROOM TWO:

8'9" x 7'7" (2.67m x 2.31m)

Rear aspect double glazed window.

BEDROOM THREE:

8'8" max, 5'10" min x 7'7" (2.64m max, 1.78m min x 2.31m)

L-shaped room, front aspect double glazed window, built-in double wardrobe and wardrobe recess.

BATHROOM:

5'9" x 5'7" (1.75m x 1.70m)

Front aspect double glazed window, panelled enclosed bath and shower over with screen, inset wash hand basin with cupboards below.

SEPARATE WC:

5'7" x 2'6" (1.70m x 0.76m)

Front aspect double glazed window, low level WC

GARDENS:

To the front, the garden is laid to lawn with flower borders, fully enclosed by timber fencing and gate, path to front door. To the rear of the property, the south facing garden consists of paved patio and path to rear gate, raised lawn area, outside tap and light, fully enclosed by timber fencing, brick built BBQ, brick built shed with light and power.

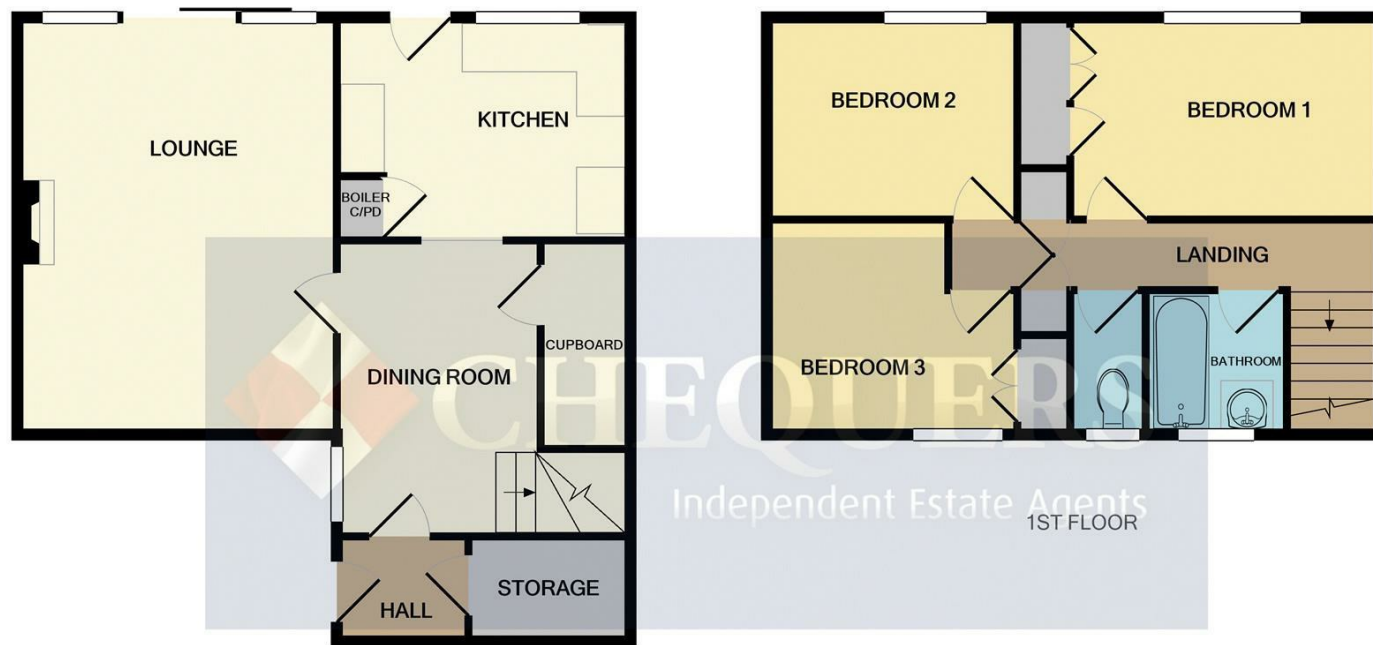
GARAGE:

With up and over door, light and power.

DIRECTIONS:

From the Basingstoke town centre, proceed along Churchill Way West and at the roundabout by Wickes go straight on. At the next roundabout, take the second turning (straight on) and proceed along Worting Road. Take the second turning into Chiltern Way and the first turning on your right hand side into Cotswold Close.





GROUND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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

