



St. Cross Road, Sherborne Fields, Basingstoke, RG24 9AP
£300,000



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CHEQUERS are pleased to offer this 18 month only three bedroom semi-detached house with lounge, 15' kitchen/dining room, cloakroom, en-suite to master bedroom and a family bathroom. The property boasts a southerly facing rear garden and two allocated parking spaces. Located on the popular Sherborne Fields development, an early viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, radiator, laminate flooring, stairs to first floor.

CLOAKROOM:

Double glazed window, low level w.c., corner wash hand basin, radiator.

LOUNGE:

14'5" x 12'2" max (4.39m x 3.71m max)

Front aspect, double glazed window, under stairs cupboard, radiator, laminate flooring, Sky t.v point, door to -

KITCHEN/DINING ROOM:

15'4" x 8'10" (4.67m x 2.69m)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, inset 1.5 bowl sink unit, fitted oven and hob with extractor, plumbing for washing machine, appliance space, radiator, laminate flooring, double glazing French doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard.

BEDROOM ONE:

11'10" x 9'6" (3.61m x 2.90m)

Front aspect, double glazed window, radiator, over stairs cupboard, door to -

EN-SUITE SHOWER ROOM:

6'1" x 5'4" (1.85m x 1.63m)

Front aspect, double glazed window, shower cubicle, low level w.c., pedestal wash hand basin, radiator, extractor fan.

BEDROOM TWO:

9'1" x 7'8" (2.77m x 2.34m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

7'7" x 5'11" (2.31m x 1.80m)

Rear aspect, double glazed window, radiator.

FAMILY BATHROOM:

6' x 6' (1.83m x 1.83m)

Double glazed window, suite comprising panel enclosed bath, low level w.c., pedestal wash hand basin, radiator, extractor fan.

GARDENS:

To the front of the property is a small lawned garden with pathway to the front door. Two allocated parking spaces. To the rear of the property is a patio leading to lawned area, enjoying a southerly aspect, timber shed, enclosing by fencing, side gate access.

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:

From the Aldermaston roundabout proceed along the A430 Aldermaston Road towards Basingstoke Hospital. At the traffic lights, turn right into Merton Rise and St Cross Road is the 4th turning on the left hand side.





1ST FLOOR

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 as to their operability have been given as to their operability.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	82	92-100 A	87
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
43-54 E		43-54 E	
31-42 F		31-42 F	
21-30 G		21-30 G	
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



