



Mathias Walk, Brighton Hill, Basingstoke, RG22 4EQ
£279,995



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CHEQUERS are pleased to offer for sale this well positioned semi-detached home situated on the outskirts of Brighton Hill and enjoying a generously sized plot. Viewing is recommended to appreciate all this property has to offer including living room, modern kitchen, conservatory, three bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating and off road parking. (draft particulars - awaiting vendors approval)

ENTRANCE LOBBY:

Door to -

LIVING ROOM:

14'10" x 14'5" (4.52m x 4.39m)

Front aspect, double glazed window, radiator, stairs to first floor, door to -

KITCHEN:

14'10" x 9'4" (4.52m x 2.84m)

Rear aspect, double glazed window, range of eye and base level units, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, roll edged work surfaces, plumbing for washing machine and dishwasher, appliance space, door to -

CONSERVATORY:

9'3" x 9'1" (2.82m x 2.77m)

Double glazed windows, radiator, French doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard.

BEDROOM ONE:

11'9" x 8'11" min (3.58m x 2.72m min)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

12'6" x 8'11" max (3.81m x 2.72m max)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

8' x 6'6" (2.44m x 1.98m)

Front aspect, double glazed window, radiator.

BATHROOM:

6' x 5'9" (1.83m x 1.75m)

White suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, tiled surrounds, tiled flooring, chrome heated towel rail.

GARDENS:

To the front of the property is a block paved driveway with hedging, access to the front door. To the rear of the property is a generously sized garden enjoying a good level of privacy, laid to lawn with feature raised decking area, patio area, side access, outside tap, garden shed.

AGENTS NOTE:

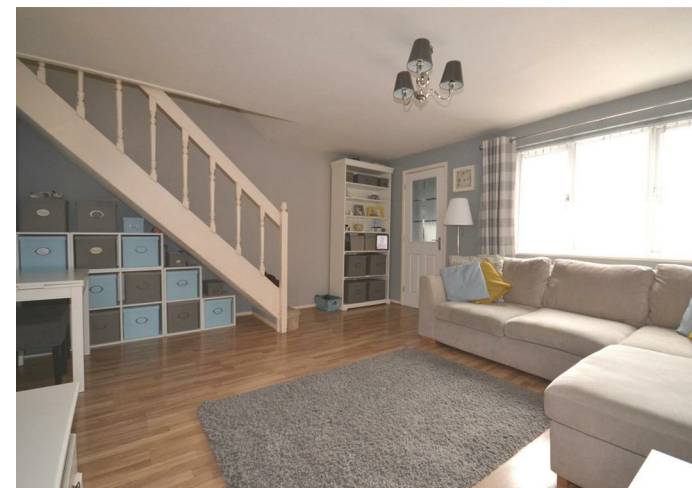
Where a property has been extended, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

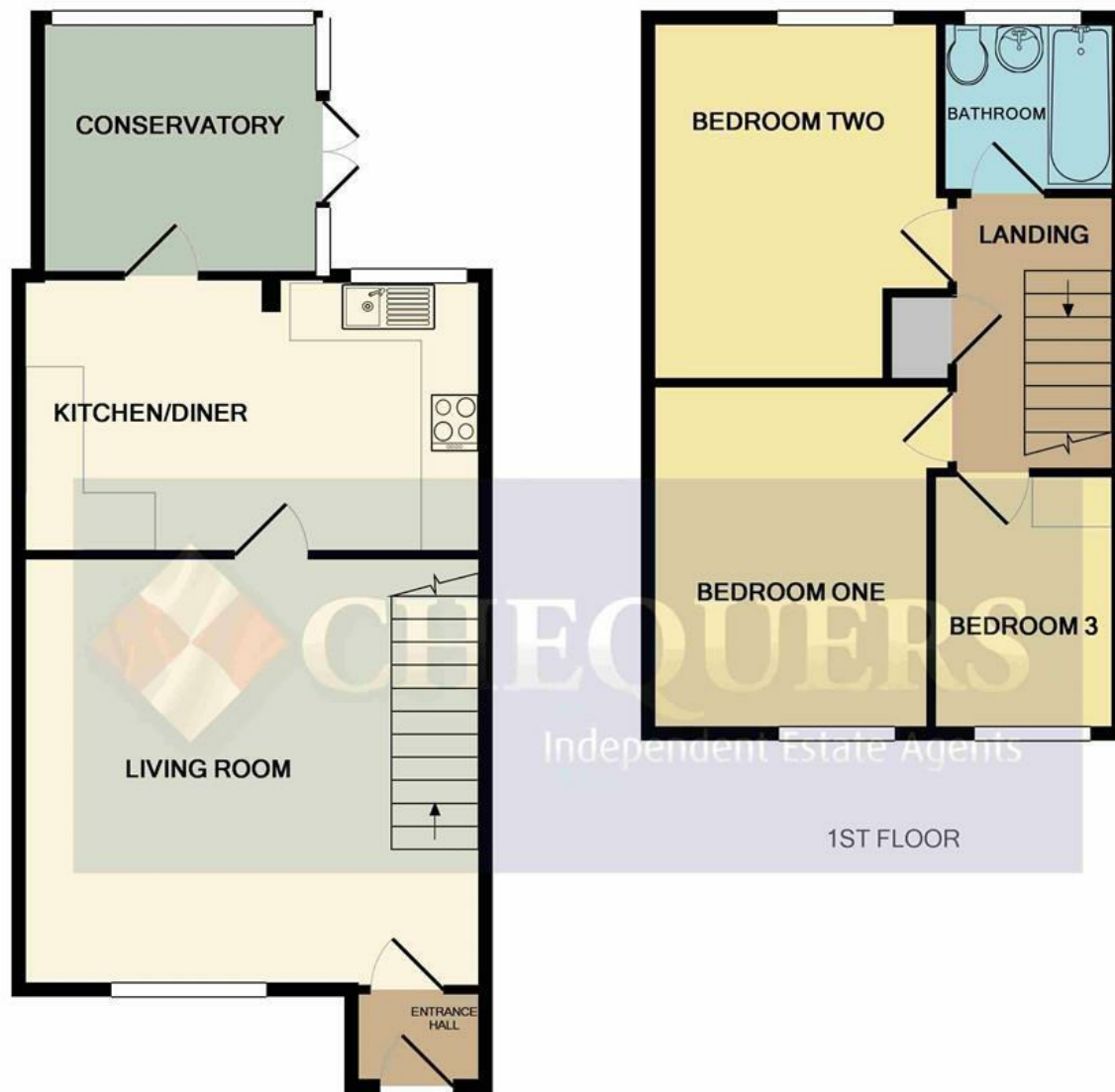
MONEY LAUNDERING REGULATIONS:

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:

From the Brighton Hill roundabout proceed along Brighton Way and take the 4th turning right Gershwin Road where Mathias Walk is the 1st turning on the left.





GROUND FLOOR



Whilst every attempt has been made to ensure that the information provided in this plan is accurate, the agent does not accept any liability for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should not be relied upon for any legal or financial purposes. The services, systems and fixtures are shown as to their operation at the time of the plan. Made with



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
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	
Very environmentally friendly - lower CO ₂ emissions	Current
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	
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