



St. Johns Piece, Oakley, Basingstoke, RG23 7JQ
Guide Price £335,000



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CHEQUERS are pleased to offer for sale this extended three bedroom semi-detached home with NO ONWARD CHAIN. Whilst requiring some modernisation, the property enjoys a superb position within St Johns Piece. There is generously sized accommodation over two floors including cloakroom, lounge, dining room, kitchen/breakfast room, utility room three bedrooms and a family bathroom. Further benefits include a generously sized plot with ample parking leading to a detached double garage. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

UPVC front door, glazed door to -

ENTRANCE HALL:

Stairs to first floor, radiator, wall light point.

CLOAKROOM:

Low level w.c., wash hand basin, under stairs storage, double glazed window.

LOUNGE:

13'11" x 11' (4.24m x 3.35m)

Rear aspect, feature fireplace, radiator, wall light points, arch to dining room, UPVC door to -

CONSERVATORY:

11'7" x 7'9" (3.53m x 2.36m)

UIPVC door to rear garden.

DINING ROOM:

12'5" x 10'2" max (3.78m x 3.10m max)

Rear aspect, double glazed window, radiator, built-in shelving and cupboard.

UTILITY AREA:

8'11" x 8'8" (2.72m x 2.64m)

Roll edged work surfaces, single drainer sink unit, appliance space, door to -

KITCHEN/BREAKFAST ROOM:

19'3" x 9'8" max, 6'8" min (5.87m x 2.95m max, 2.03m min)

Double aspect, range of eye and base level units, roll edged work surfaces, double bowl sink unit, cooker point, tiled surrounds, eye level display cupboard, table area, door to -

SIDE LOBBY:

Glazed door to the side of the property, door to -

CLOAKROOM:

Low level w.c.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window, storage cupboard.

BEDROOM ONE:

12'10" x 12'4" max, 11'2" min (3.91m x 3.76m max, 3.40m min)

Rear aspect, double glazed window, built-in wardrobe, airing cupboard.

BEDROOM TWO:

13'2" x 10'4" max, 8'7" min (4.01m x 3.15m max, 2.62m min)

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

BEDROOM THREE:

9' x 7'11" max (2.74m x 2.41m max)

Front aspect, double glazed window, storage cupboard, radiator.

BATHROOM:

7'10" x 5'7" (2.39m x 1.70m)

Side aspect, double glazed window, panel enclosed bath, w.c., wash hand basin.

DOUBLE GARAGE:

19' x 16'4" (5.79m x 4.98m)

Set in the rear garden, up and over door, personal door to side.

GARDENS:

To the front of the property is a driveway leading to the garage, laid to lawn with mature borders, pathway to the front door. To the rear of the property is a generously sized garden with a good degree of privacy, laid to lawn with mature shrubs and tree borders.

AGENTS NOTE:

We have not verified the planning of building regulations and prospective purchasers should clarify these details with their solicitors.

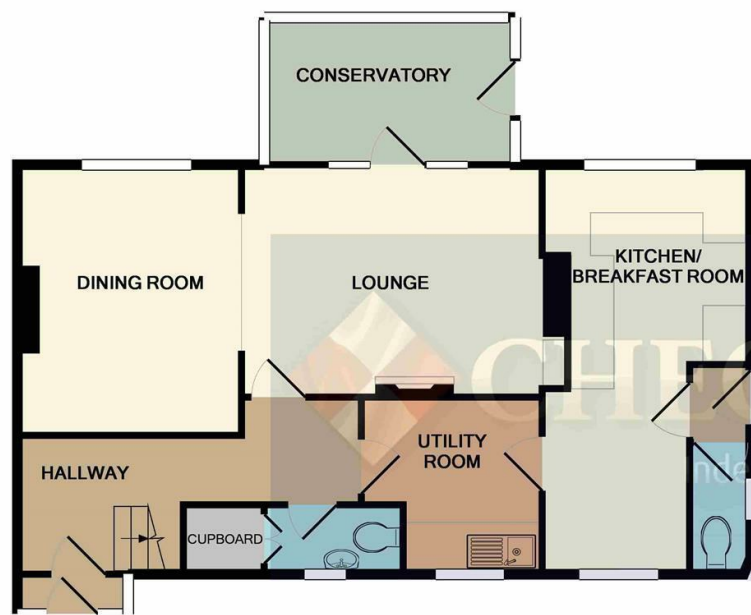
DIRECTIONS:

Leave Basingstoke on the B3400 towards Whitchurch and continue through Newfound. Turn left into Fox Lane by the Fox public house and continue over the cross roads and take the 1st turning left into St Johns Road. Bear left (still St Johns Road) where St Johns Piece will be found on the right.

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.





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, 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		56	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		48	75
EU Directive 2002/91/EC			



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