



Southern Road, Fairfields, Basingstoke, RG21 3DX
Guide Price £295,000



CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well positioned end of terrace property . The property is situated in the popular Fairfields area within easy walking distance of the town centre, local amenities and services. With properties of this era, position and being rarely available, viewing is highly recommended to appreciate the character. Accommodation comprises of lounge, dining room , kitchen, bathroom with separate wc, On the first floor are two double bedrooms with bedroom 3/dressing room off the main bedroom. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Front door, radiator, door to -

LOUNGE:

9'5 max , 8'9 min x 11 (2.87m max , 2.67m min x 3.35m)

Front aspect, feature fire place, radiator.

DINING ROOM:

15 max 11'11 min x 14.5 max 13'6 min (4.57m max 3.63m min x 4.27m.1.52m max 4.11m min)

Rear aspect, under stairs storage cupboard, ornamental fireplace , storage cupboard, stairs to first floor .

KITCHEN:

9'10 x 7'1 max (3.00m x 2.16m max)

Side aspect, worktop with cupboards under, eye level cupboards, double drainer sink, tiled splash back, appliance space, sliding door to -

REAR LOBBY:

Door leading to rear garden, radiator, access to -

WC:

Rear aspect, w.c.

BATHROOM:

5'1 max 4'10 min x 5'4 (1.55m max 1.47m min x 1.63m)

Rear aspect, wash hand basin, panel enclosed bath, tiled splash back.

STAIRS TO FIRST FLOOR:

Access to loft, step up to -

BEDROOM ONE:

14'10 max 13'8 min x 11'8 max (4.52m max 4.17m min x 3.56m max)

Rear aspect, feature fire place, access to -

BEDROOM THREE/ DRESSING ROOM:

6'10 max x 9'9 max (2.08m max x 2.97m max)

Rear aspect.

BEDROOM TWO:

12'10 max 12'2 min x 11 (3.91m max 3.71m min x 3.35m)

Front aspect, feature fireplace, storage cupboard.

GARDENS:

Steps leading up to the front of the property, shingle and shrub border. To the rear of the property is a patio courtyard area, flower bed, rear access , brick build storage cupboard.

COUNCIL TAX:

Band C

DIRECTIONS:

From the Festival Place/Eastrop roundabout coming from Alencon Link, take the 4th exit into London Road. At the traffic lights, go straight on and then where the road bends sharply to the right, go straight on and take the 1st turning on the right hand side into Southern Road.

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.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services if that company.





Whilst every attempt has been made to ensure the accuracy of the information provided in this plan, the plan is for illustrative purposes only and does not constitute an offer of any guarantee. The services, systems and appliances are as to their operability or condition at the time of completion of the plan. Made with Met



