



Coltsfoot Way, Longacre, Basingstoke, RG23 7FH
Guide Price £250,000



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CHEQUERS are pleased to offer for sale this well presented three year old detached coach house, situated on the edge of the popular Longacre Linden Homes development, within walking distance of Old Down Woodland park.. The generously sized accommodation has been well maintained by the owners and requires an internal viewing to appreciate all on offer - entrance hall, lounge/dining room leading to open plan kitchen/breakfast room, two bedrooms and a bathroom. Further benefits include double glazed, gas radiator heating and parking for 4 cars.

ENTRANCE LOBBY:

Front door, storage cupboard, radiator, stairs to first floor -

LOUNGE/DINING ROOM:

19'8" x 13'7" (5.99m x 4.14m)

Double glazed window, skylight window, radiator, laminate flooring, open plan to -

KITCHEN/BREAKFAST ROOM:

17'6" max, 14'2" min x 9'4" (5.33m max, 4.32m min x 2.84m)

Skylight window, range of eye and base level units, work surfaces, inset sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, laminate flooring, storage cupboard, spotlights, access to loft space.

BEDROOM ONE:

10'3" x 10' (3.12m x 3.05m)

Double glazed window, radiator.

BEDROOM TWO:

10'1" x 9'8" (3.07m x 2.95m)

Double glazed window, radiator.

BATHROOM:

Modern suite comprising panel enclosed bath with mixer tap and shower over, shower screen, wash hand basin, low level w.c., radiator, double glazed window, laminate flooring, tiled surrounds, extractor fan.

OUTSIDE:

The property enjoys a generous 4 car parking space with 2 under the coach house. Outside storage cupboard.

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.

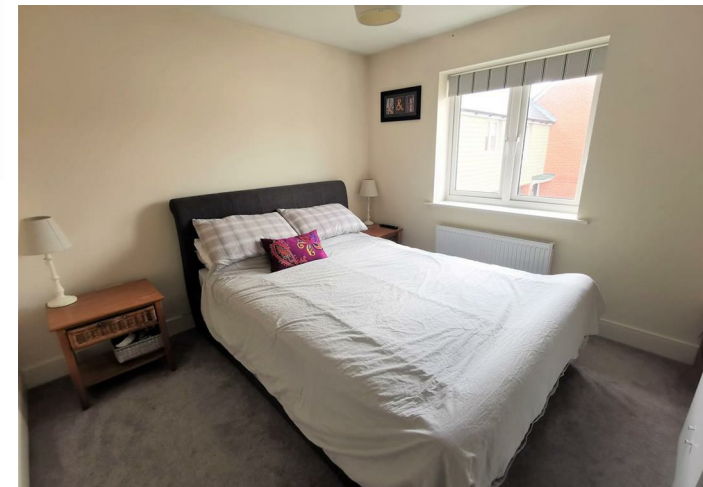
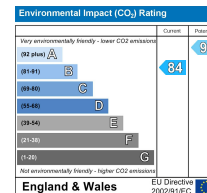
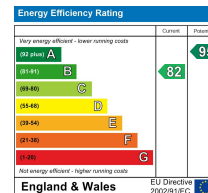
REFERRALS:

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 of that company.





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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