Lilac Way, Winklebury, Basingstoke, RG23 8AQ

£235,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer this spacious end of terrace house with off road parking and a conservatory The property is offered for sale with NO ONWARD CHAIN with OFFERS CONSIDERED by the vendor. The accommodation includes 14'6" x 13' lounge, modern kitchen/dining room, cloakroom, conservatory, three well proportioned bedrooms and a modern shower room with separate w.c. The property has double glazing and gas radiator heating. Externally there is a good sized garden with a south westerly aspect and hardstanding for a vehicle and further off road parking for 1 more. (Draft particulars - awaiting vendors approval)

ENTRANCE HALL:
UPVC double glazed front door, laminate flooring, under stairs storage.

CLOAKROOM:
5'5" x 4'8" (1.65m x 1.42m)
Front aspect, double glazed window, low level w.c., pedestal wash hand basin, radiator,tiled walls and flooring.

LOUNGE:
14'6" x 13'1" (4.42m x 3.99m)
Rear aspect, double glazed window, laminate flooring, radiator, Virgin & Sky t.v point, door to -

KITCHEN/DINING ROOM:
12'5" x 9'7" (3.78m x 2.92m)
Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit, fitted oven and hob,, plumbing for washing machine, appliance space, space for table, radiator, laminate flooring, sliding doors to conservatory, access to -

UTILITY ROOM:
5'6" x 4'9" (1.68m x 1.45m)
Side aspect, double glazed window and door, appliance space, wall mounted boiler, laminate flooring.

CONSERVATORY:
9' x 8'1" (2.74m x 2.46m)
Double glazed construction, doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:
Double glazed window, airing cupboard.

BEDROOM ONE:
13' x 9'11" (3.96m x 3.02m)
Rear aspect, double glazed window, radiator, fitted wardrobes.

BEDROOM TWO:
13' x 8'9" (3.96m x 2.67m)
Rear aspect, double glazed window, fitted wardrobes, radiator.

BEDROOM THREE:
10' min x 6'10" (3.05m min x 2.08m)
Rear aspect, double glazed window, radiator.

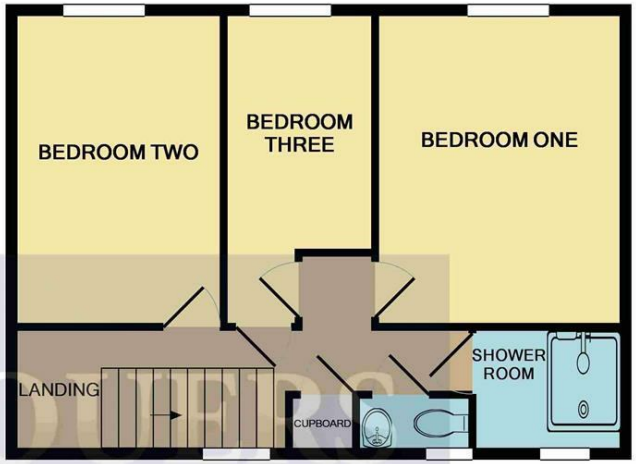
SHOWER ROOM:
Front aspect, double glazed window, walk-in shower cubicle with glass screen, chrome heated towel rail, tiled walls and flooring.

SEPARATE W.C:
Double glazed window, low level w.c., corner wash hand basin, part tiled walls, tiled flooring.

GARDENS:
To the rear of the property is lawned garden with a south westerly aspect, hard standing for 1 vehicle accessed via double gates, enclosed by fencing and walling.

DIRECTIONS:
From the West Ham roundabout by the Fire Station and Leisure Park, proceed along the Worting Road away from the town centre. At the next roundabout (Worting roundabout) take the 2nd exit, still Worting Road. Continue over the traffic lights and under the railway bridge. At the mini roundabout turn right into Roman Road. Take the 9th turning on the right into Firs Way and at the 'T' junction turn left into Oaklands Way and then immediately right into Elmwood Way. Take the 4th turning right into Sycamore Way, 1st right into Laburnum Way where Lilac Way is on the left.

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.



1ST FLOOR

GROUND FLOOR

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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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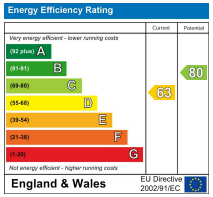

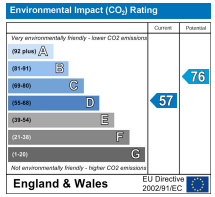

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

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