



Stratfield Road, Oakridge, Basingstoke, RG21 5RT
Guide Price £195,000



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CHEQUERS are pleased to offer for sale this generously sized ground floor maisonette with its own garden, situated in a popular road on the outskirts of Oakridge. The property offers good sized and well presented accommodation including entrance hall, lounge/dining room, modern kitchen, two double bedrooms, bathroom and separate w.c. Further benefits include double glazing and gas radiator heating. (draft particulars - awaiting vendors approval).

ENTRANCE PORCH:

UPVC front door, radiator, cloaks hanging space, wall mounted boiler, double glazed window, door to -

ENTRANCE HALL:

Radiator, understairs cupboard.

LOUNGE/DINING ROOM:

17'4" x 11'9" (5.28m x 3.58m)

Double glazed windows, feature open fireplace, radiator.

KITCHEN:

10'7" x 8'7" (3.23m x 2.62m)

Comprising range of eye and base level units, roll edged work surfaces, inset sink unit with mixer tap, cooker point, appliance space, spotlights, tiled surrounds, tiled flooring.

BEDROOM ONE:

13'9" x 10' (4.19m x 3.05m)

Rear aspect, double glazed window, radiator.

BEDROOM TWO:

10'6" x 10' (3.20m x 3.05m)

Rear aspect, double glazed window, radiator.

BATHROOM:

White suite comprising panel enclosed bath with

shower over and shower screen, pedestal wash hand basin, chrome heated towel rail, double glazed window.

CLOAKROOM:

Low level w.c., double glazed window.

GARDENS:

To the rear of the property is a lawned garden, patio area with retaining sleepers, flower and shrub borders, storage out-buildings. Parking available on street.

LEASE DETAILS:

We have been advised there are approximately 80 years remaining on the lease. Ground rent - £20.00 per annum. Prospective purchaser should clarify these details with their solicitor.

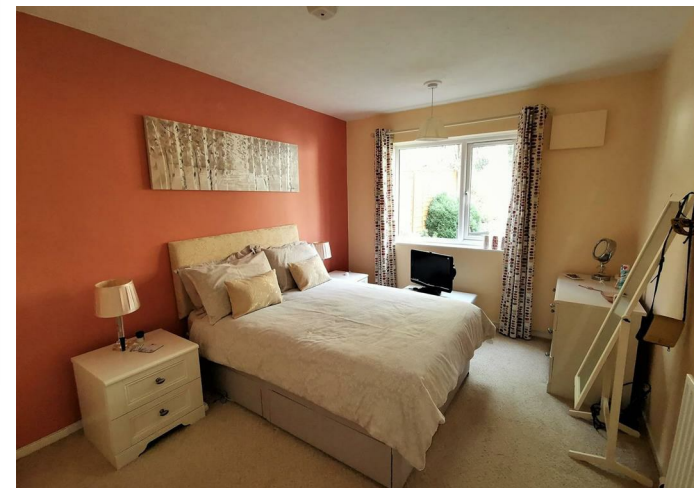
DIRECTIONS:

From the Victory roundabout proceed along Alencon Link and at the roundabout, take the 2nd exit into Chapel Hill and continue under the railway bridge. At the small roundabout take the 3rd exit into Sherborne Road and continue to the 'T' junction. Turn right into Oakridge Road where Stratfield Road will be found on the left hand side.

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.





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 are shown as to their operability at the time of the visit.

Made with



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



www.chequersestateagents.co.uk



T 01256 810018

E sales@chequersestateagents.co.uk

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 property in 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.