



Laburnum Way, Winklebury, Basingstoke, RG23 8AJ
Guide Price £260,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this superb end of terrace house, situated in a popular position on the outskirts of Winklebury. The property has been subject to vast improvement and offers open plan accommodation comprising entrance hall, living room opening to modern fitted kitchen and a study area. On the first floor are two double bedrooms and a modern bathroom suite. Further benefits include double glazing, gas radiator heating (new boiler in September 2018), enclosed rear garden and a garage nearby. Viewing is strongly recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, radiator, laminate flooring, stairs to first floor, utility cupboard, storage cupboard.

LIVING ROOM:

18'7" x 13'1" max, 9'11" min (5.66m x 3.99m max, 3.02m min)

Sliding patio doors to rear garden, radiator, access to kitchen and study area.

STUDY AREA:

5'11" x 4'9" (1.80m x 1.45m)

Double glazed window, radiator.

KITCHEN:

12'11" x 8'4" (3.94m x 2.54m)

Range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge and freezer, dishwasher and washing machine, eye level display cabinet, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard housing boiler.

BEDROOM ONE:

13' max, 10'6" min x 12' (3.96m max, 3.20m min x 3.66m)

Front aspect, double glazed window, built-in wardrobes, access to loft space, radiator.

BEDROOM TWO:

13'2" max, 9'10" min x 9'4" (4.01m max, 3.00m min x 2.84m)

Rear aspect, double glazed window, radiator, fitted wardrobe.

BATHROOM:

7'6" x 5'5" (2.29m x 1.65m)

Modern fitted suite comprising 'P' shaped bath with shower screen, mixer tap and shower over, wash hand basin, low level w.c., tiled surrounds, tiled flooring, chrome heated towel rail.

GARAGE:

Single garage in block with up and over door.

GARDEN:

To the rear of the property is a generously sized garden, patio leading to lawned area, rear gate access.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

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

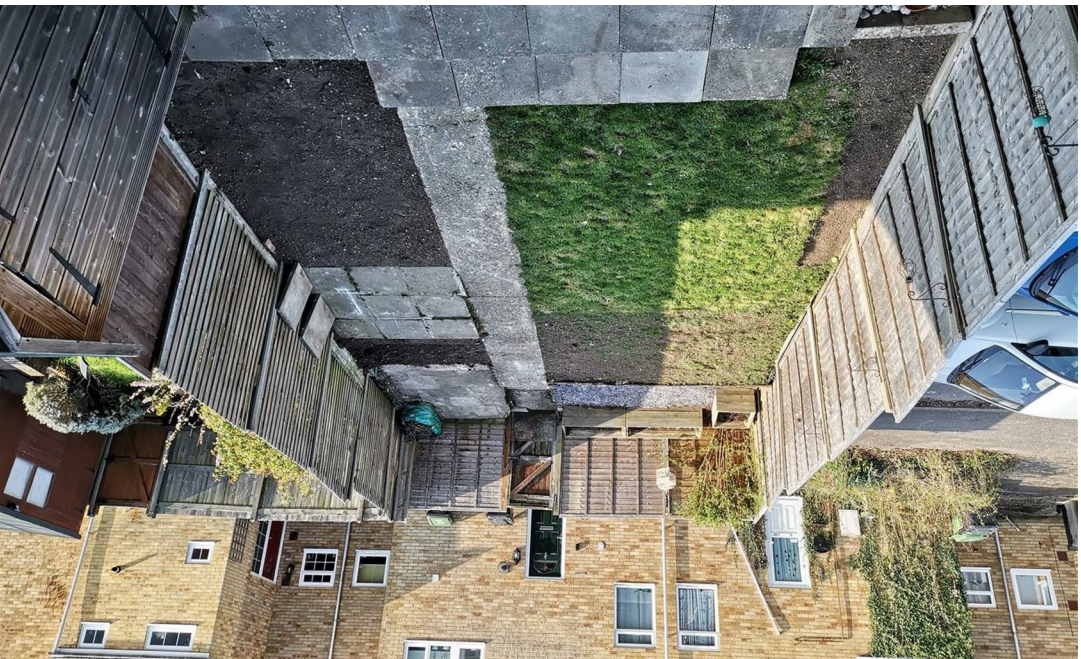


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.



Energy Efficiency Rating	
Current	Potential
A	85
B	62
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	86
B	60
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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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 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.