Tiberius Close, Roman Park, BASINGSTOKE, RG23 8HX

Guide Price £380,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer for sale this well presented three bedroom detached home, situated on the outskirts of the popular Roman Park development. The property enjoys a private corner plot and offers well balanced accommodation including cloakroom, lounge, conservatory, kitchen, three bedrooms and a family bathroom. Further benefits include well maintained gardens, garage and parking. NO ONWARD CHAIN

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, radiator, spotlights.

CLOAKROOM:
Low level w.c., radiator, double glazed window.

LOUNGE:
23'11" x 12' max, 9'8" min (7.29m x 3.66m max, 2.95m min)
Rear aspect, double glazed window, radiator, sliding patio doors to -

CONSERVATORY:
11'7" x 11'1" (3.53m x 3.38m)
Double glazed, radiator, doors to rear garden.

KITCHEN:
12'9" x 7'4" (3.89m x 2.24m)
Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space, tiled surrounds, integrated fridge and freezer, storage cupboard, spotlights, double glazed door to side.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, spotlights, cupboard housing boiler.

BEDROOM ONE:
11'11" x 10'4" (3.63m x 3.15m)
Rear aspect, double glazed window, radiator, built-in wardrobe, spotlights.

BEDROOM TWO:
11'10" max, 10' min x 10'11" (3.61m max, 3.05m min x 3.33m)
Rear aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM THREE:
8'3" x 8' max (2.51m x 2.44m max)
Front aspect, double glazed window, storage cupboard, laminate flooring.

BATHROOM:
7'8" x 5'6" (2.34m x 1.68m)
White suite comprising panel enclosed bath with shower over, shower screen, wash hand basin, low level w.c., heated towel rail, tiled surrounds, tiled flooring, spotlights, double glazed window.

GARDENS:
To the front of the property is a block paved area with driveway leading to garage and side access to rear garden. To the rear of the property is a well maintained garden enjoying a good level of privacy, laid to lawn with patio area, stocked flower and shrub borders, enclosed to all boundaries, personal door to garage.

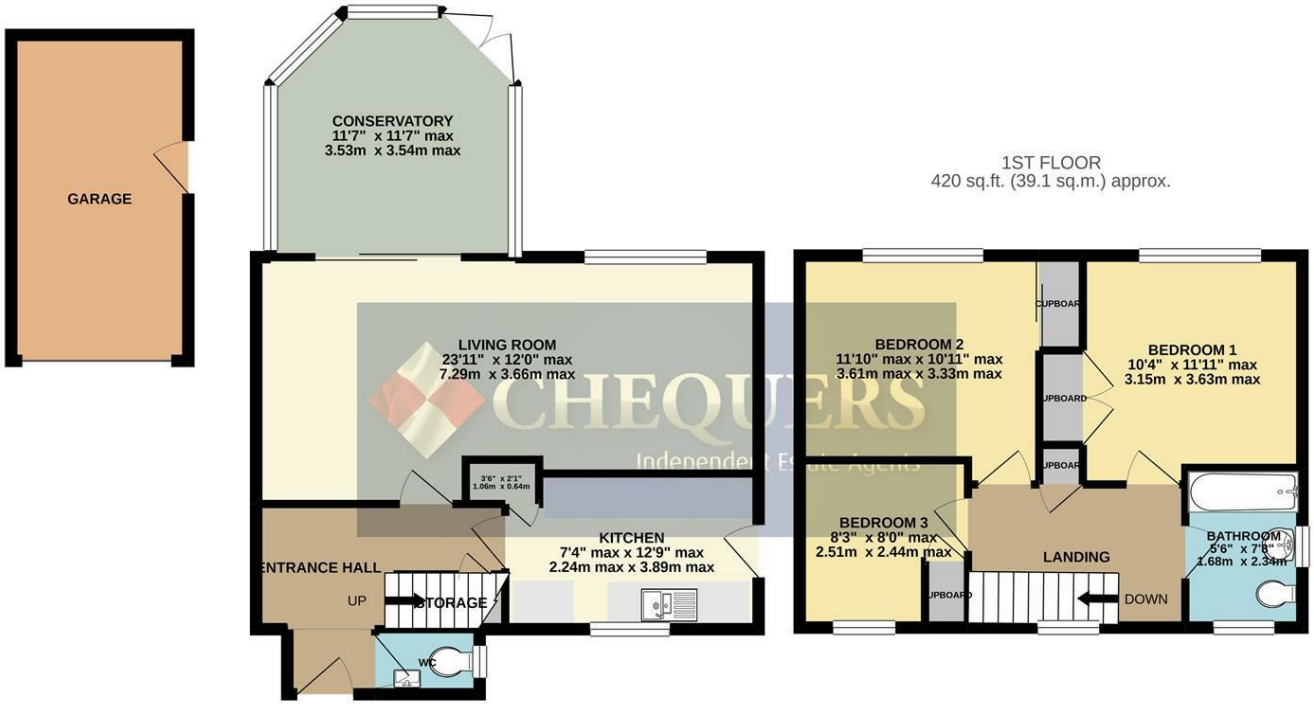
GARAGE:
Up and over door, light and power, personal door to side.

DIRECTIONS:
From the Aldermaston roundabout, proceed along Ringway North A339 towards Kingsclere/Newbury. Continue over the next roundabout and at the next roundabout (Roman Road roundabout) turn left into Roman Road. Take the 1st turning left into Wellington Terrace and then 1st right into Augustus Drive, Tiberius Close is then the 2nd turning 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.

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.

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.

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TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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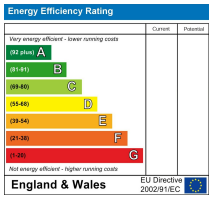

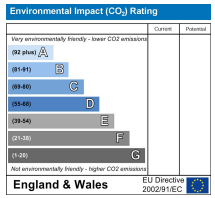

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with 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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