



Gregory Close, Oakridge, Basingstoke, RG21 5LF
Guide Price £270,000



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CHEQUERS are pleased to market this extended and well presented family home with two reception rooms, three double bedrooms, four piece bathroom suite and a south facing rear garden enjoying a private aspect. Situated near local schools and amenities the property is also within walking distance of the town centre and main line station. Prompt viewing is recommended to avoid disappointment. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, airing cupboard, laminate flooring.

CLOAKROOM:

Double glazed window, low level w.c., corner wash hand basin, heated chrome towel rail.

LOUNGE:

20' x 10'5" (6.10m x 3.18m)

Rear aspect, double glazed French doors to garden, radiator, Virgin t.v point, wall light points.

DINING ROOM:

10'4" x 9'6" (3.15m x 2.90m)

Front and side aspect, double glazed windows, radiator, inset spotlights, laminate flooring.

KITCHEN:

18'10" x 7'5" (5.74m x 2.26m)

Rear aspect, double glazed door to garden, range of eye and base level units, work surfaces, inset 1.5 bowl sink unit, space for range cooker with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, concealed boiler.

STAIRCASE GIVES ACCESS TO LANDING:

Radiator.

BEDROOM ONE:

13' x 8'10" (3.96m x 2.69m)

Rear aspect double glazed window, built-in triple wardrobe with mirrored doors, radiator, inset spotlights.

BEDROOM TWO:

10'5" x 10'2" (3.18m x 3.10m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

11'9" x 7'5" (3.58m x 2.26m)

Rear aspect, double glazed window, radiator, access to loft space.

BATHROOM:

6'8" x 5'9" (2.03m x 1.75m)

Front aspect, double glazed window, four piece suite comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle with power shower, low level w.c with concealed cistern, pedestal wash hand basin, inset spotlights.

GARDENS:

To the front of the property is a small courtyard with water butt, enclosed by low brick walling with wrought iron gate. To the rear of the property the garden enjoys a southerly aspect and a good degree of privacy, paved patio with steps to lawned area, outside light and tap, enclosed by timber fencing, rear gate access leading to communal parking.

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.

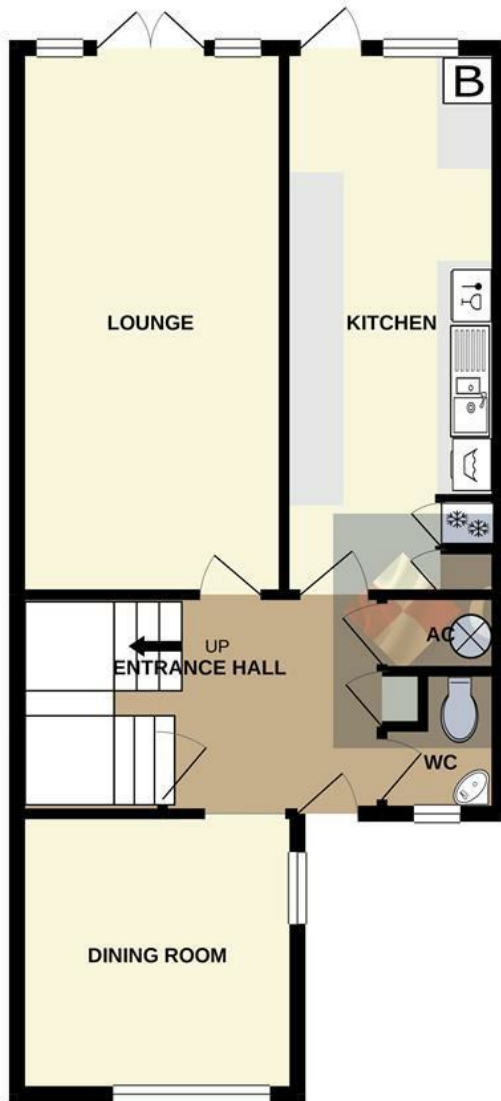
REFERRALS:

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
609 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area, it is approximate and should not be relied upon for any purpose other than a guide. This plan is for illustrative purposes only and does not constitute an offer. The services, systems and appliances shown are for illustrative purposes only and do not constitute an offer. The services, systems and appliances shown are for illustrative purposes only and do not constitute an offer. The services, systems and appliances shown are for illustrative purposes only and do not constitute an offer.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| A | B |
| B | C |
| C | D |
| D | E |
| E | F |
| F | G |
| G | G |
| Not energy efficient - higher running costs | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| A | B |
| B | C |
| C | D |
| D | E |
| E | F |
| F | G |
| G | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |

