



Alexandra Road, Brookvale, BASINGSTOKE, RG21 7RQ
Guide Price £325,000



CHEQUERS

Independent Estate Agents

Alexandra Road, Brookvale, BASINGSTOKE, RG21 7RQ

NO ONWARD CHAIN - CHEQUERS are proud to offer for sale, this mid terraced character home. Whilst retaining original features, the property boasts a fitted kitchen/breakfast room with appliances, lounge/dining room with feature fireplaces and refitted bathroom suite. Further benefits include gas radiator heating, convenient town centre location and no onward chain. An internal viewing is essential to fully appreciate this fine home. (draft particulars - awaiting vendors approval)

ENTRANCE LOBBY:

leading to -

LOUNGE AREA:

15'0"x 12'9" max (4.57x 3.89 max)

Front aspect, double glazed bay window, radiator, stripped wooden floor boards, feature fireplace, stairs to first floor, open to -

DINING AREA:

11'9" x 10'6" (3.58m x 3.20m)

Rear aspect, door to garden, feature fireplace, radiator, understairs cupboard, stripped wooden floor boards, door to -

KITCHEN/BREAKFAST ROOM:

19'10" x 8'10" max (6.05m x 2.69m max)

Rear and side aspect, double glazed window, range of eye and base level units, fitted oven and hob with extractor hood over, integrated fridge/freezer, integrated washing machine and tumble dryer, integrated dishwasher, single drainer sink unit, tiled surrounds, radiator, spotlights, French doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

14'11" max, 13'11" min x 9'10" (4.55m max, 4.24m min x 3.00m)

Front aspect, twin windows, radiator, feature fireplace.

BEDROOM TWO:

10'4" max, 8'5" min x 8'11" max, 7' min (3.15m max, 2.57m min x 2.72m max, 2.13m min)

Rear aspect, double glazed window, radiator, corner storage cupboard housing boiler.

BEDROOM THREE:

9'8" x 7'3" (2.95 x 2.21)

Rear aspect, double glazed window, radiator.

BATHROOM:

Three piece suite comprising panel enclosed bath with mixer tap, shower over, shower screen, low level w.c., wash hand basin, tiled surrounds, chrome heated towel rail, spotlights.

GARDENS:

To the front of the property is a quarry tiled pathway to the front door, shingled area enclosed by low brick walling. To the rear of the property is a patio leading to lawned area, border, garden shed, enclosed to all boundaries.

DIRECTIONS:

From our office in Winton Square, proceed down Sarum Hill and at the traffic lights go straight on into Worting Road. Take the 4th turning on the right hand side into Alexandra Road.

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:

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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(22 plus) A</p> <p>(31-41) B</p> <p>(39-46) C</p> <p>(45-48) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-10) G</p>			
<p>Not energy efficient - higher running costs</p>			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Future
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-94) A</p> <p>(91-91) B</p> <p>(89-90) C</p> <p>(85-88) D</p> <p>(78-84) E</p> <p>(71-78) F</p> <p>(61-68) G</p>			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

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