



Penrith Road, Town Centre, Basingstoke, RG21 8UR
£218,000



CHEQUERS
Independent Estate Agents

Penrith Road, Town Centre, Basingstoke, RG21 8UR

CHEQUERS are pleased to offer this well positioned two bedroom ground floor maisonette in a prime location in the heart of the town centre. The accommodation includes entrance hall, lounge, modern kitchen, conservatory, two bedrooms and a modern shower room. Further benefits include double glazing, gas radiator heating and a generously sized corner plot. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, radiator, laminate flooring, wall mounted heating thermostat, storage cupboard, under stairs cupboard.

LOUNGE:

14'5" max, 13'3" min x 11'9" (4.39m max, 4.04m min x 3.58m)

Ornamental fireplace, radiator with feature cover, bi-fold doors to -

CONSERVATORY/DINING ROOM:

11' x 9'7" (3.35m x 2.92m)

UPVC with double doors to the garden.

KITCHEN:

12'5" x 8' (3.78m x 2.44m)

Range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, eye level shelving, appliance space, tiled surrounds, tiled flooring, spotlights, double glazed window.

BEDROOM ONE:

11'8" x 11'3" (3.56m x 3.43m)

Rear aspect, double glazed window, radiator.

BEDROOM TWO:

8'9" x 7'8" (2.67m x 2.34m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

6'4" x 5'7" (1.93m x 1.70m)

Modern white suite comprising shower cubicle, wash hand basin set in vanity unit, low level w.c., heated towel rail, double glazed window.

GARDENS:

To the front of the property is a lawned garden with a shingled area, hedging, outside tap, pathway to the front door. To the rear of the property is a lawned garden with pathway to gate, storage shed.

AGENTS NOTE:

The side gate gives a right of way to the neighbouring garden to the rear.

LEASE DETAILS:

The vendor has advised there are in excess of 900 years left on the lease - the ground rent is £10.00 per annum - Buildings Insurance - approximately £316.00. Prospective purchasers should clarify these details with their solicitor.

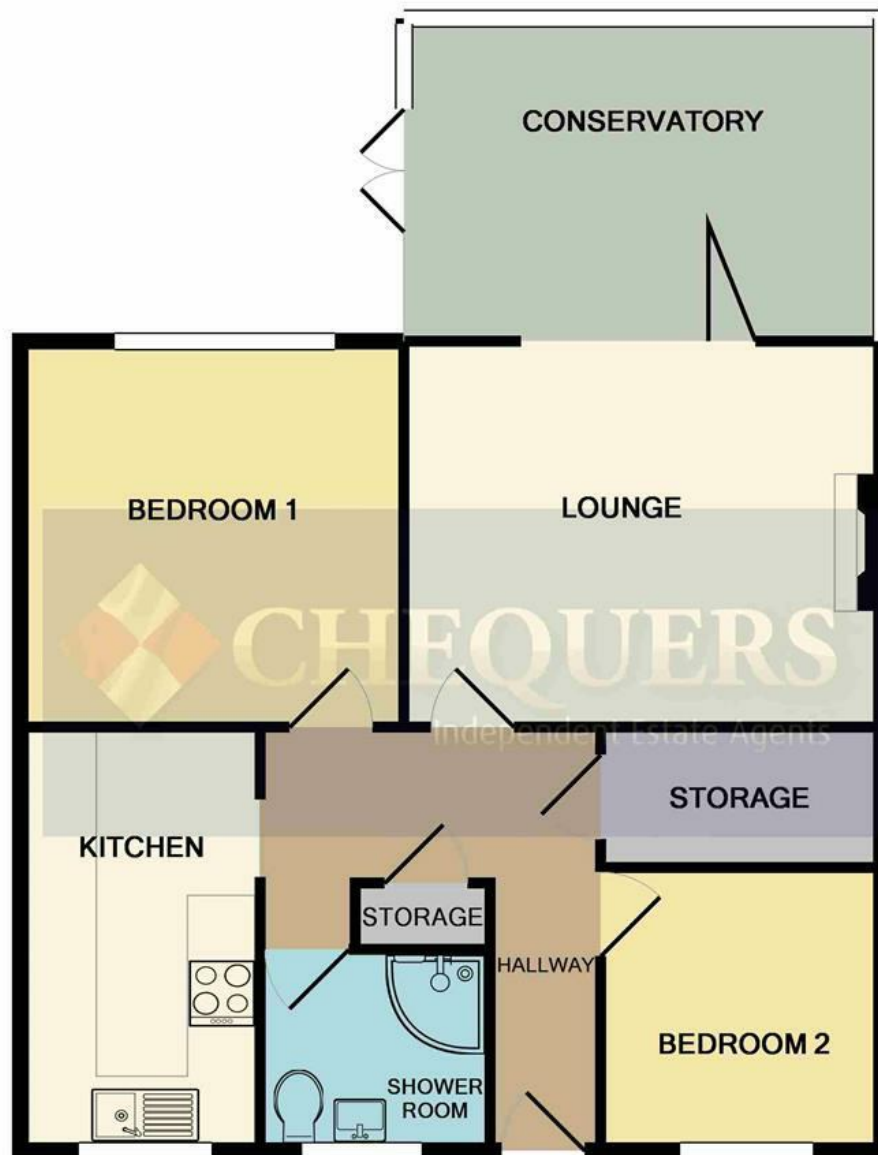
MONEY LAUNDERING REGULATIONS:

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.

DIRECTIONS:

From our office in Winton Square, bear right into Sarum Hill and at the traffic lights turn left into Penrith Road.





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 should be used as a guide only. This plan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances are shown as to their operability or efficiency at the time of inspection. Made with Metropi



Energy Efficiency Rating	
Current	Potential
A	A
Very energy efficient - lower running costs	Very energy efficient - lower running costs
69	76
B	B
65-68	65-68
C	C
61-64	61-64
D	D
57-60	57-60
E	E
53-56	53-56
F	F
49-52	49-52
G	G
45-48	45-48
Not energy efficient - higher running costs	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
68	77
B	B
65-67	65-67
C	C
61-64	61-64
D	D
57-60	57-60
E	E
53-56	53-56
F	F
49-52	49-52
G	G
45-48	45-48
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC



www.chequersestateagents.co.uk



The UK's number one property website
rightmove.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.