



Cropmark Way, Hatch Warren, Basingstoke, RG22 4TA  
**Guide Price £265,500**





## Cropmark Way, Hatch Warren, Basingstoke, RG22 4TA

CHEQUERS - A well proportioned two bedroom end of terrace home enjoying views to the front onto an open green. Located on the favoured Hatch Warren development, the house is an IDEAL FIRST PURCHASE and comprises lounge, kitchen/dining room with door to garden, two bedrooms and a bathroom. The rear garden is a particularly attractive feature of the property benefiting from a southerly aspect and a good degree of privacy. The property also offers double glazed windows and doors, gas radiator heating and allocated parking for 2 cars (tandem). (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Double glazed front door, laminate flooring, radiator, stairs to first floor, door to -

### LOUNGE:

13'4" x 10'3" max, 8'3" min (4.06m x 3.12m max, 2.51m min)

Front aspect with views over open green, double glazed window, laminate flooring, radiator, t.v aerial point, door to -

### KITCHEN/DINING ROOM:

13'3" x 8'4" (4.04m x 2.54m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, single drainer stainless steel sink unit with mixer tap, tiled surrounds, plumbing for washing machine, appliance space, spotlights, wall mounted boiler, ceramic tiled flooring, radiator, understairs cupboard, double glazed door to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

### BEDROOM ONE:

12'6" x 11'1" max, 10' min (3.81m x 3.38m max, 3.05m min)

Front aspect enjoying an open outlook, double glazed window, radiator, airing cupboard, built-in double wardrobe.

### BEDROOM TWO:

9'1" x 6'11" (2.77m x 2.11m)

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

### BATHROOM:

Rear aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled surrounds, radiator.

### GARDENS:

To the front of the property is mature hedging, pathway leading to side gate access. The rear garden is a particularly attractive feature of the property and enjoys a southerly aspect - paved patio leading to shaped lawn with flower and shrub borders, outside tap, enclosed by brick walling and panelled fencing providing a good degree of privacy.

### DIRECTIONS:

From the Kempshott roundabout on the A30 proceed along Woodbury Road and continue over the small roundabout. Take the 1st turning right into Long Cross Lane where Cropmark Way is the 1st turning on the right hand side.

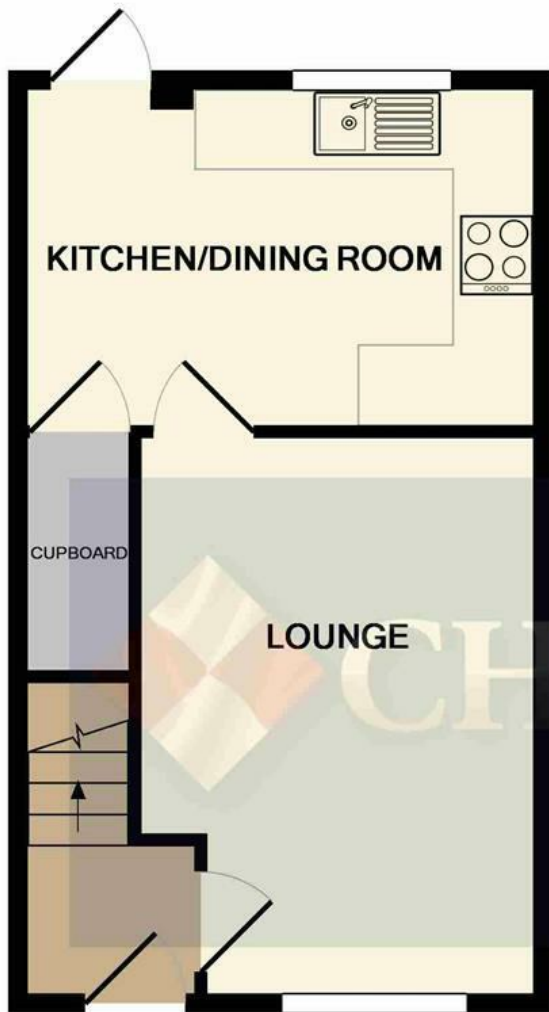
### MONEY LAUNDERING REGULATIONS:

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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.





GROUND FLOOR



1ST FLOOR



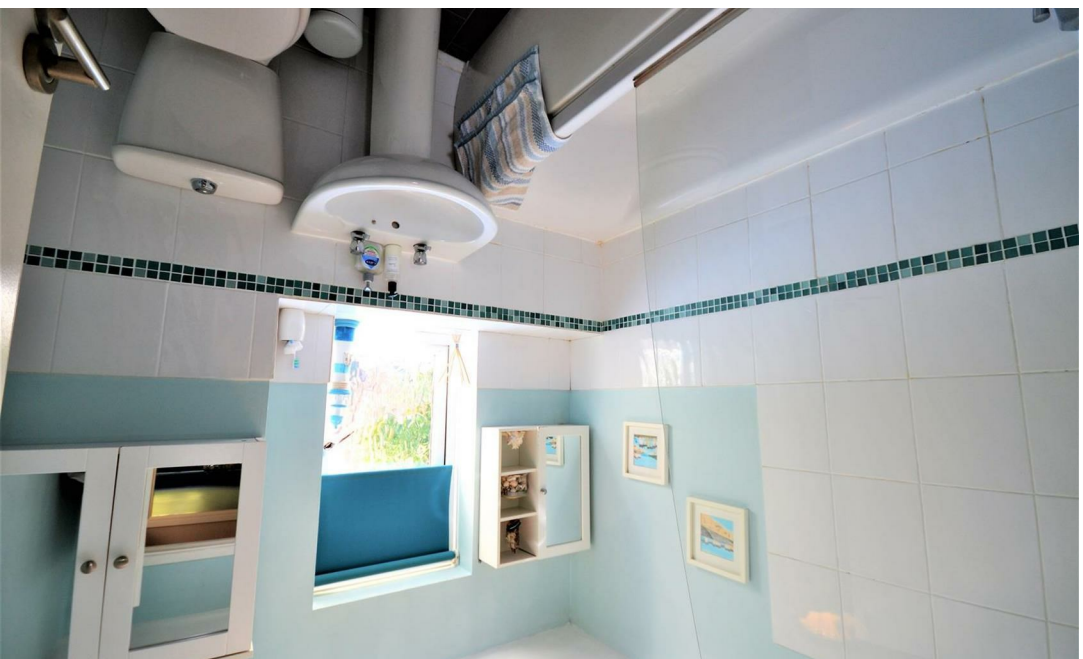
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and is not to be relied upon as to their operability or condition. The services, systems and appliances are given as they are.

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Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
43-54 E		43-54 E	
31-42 F		31-42 F	
21-30 G		21-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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