



Gander Drive, The Beeches, Basingstoke, RG24 9JR
Offers In Excess Of £250,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well positioned two bedroom mid terraced home, built by Westbury Homes and set on the popular Beeches development. Whilst the property requires some modernisation, the well balanced accommodation includes lounge/dining room, kitchen, two bedrooms and a bathroom requires a prompt viewing to appreciate the size and location. The property also boasts allocated parking, gas radiator heating and a good sized rear garden.

ENTRANCE HALL:

Front door, radiator, archway to kitchen, door to lounge.

KITCHEN:

7'9" x 7'8" (2.36m x 2.34m)

Front aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point, appliance space, tiled surrounds.

LOUNGE/DINING ROOM:

16'9" x 11'9" (5.11m x 3.58m)

Rear aspect, sliding patio doors to rear garden, radiator, laminate flooring, stairs to first floor.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

11'11" max x 9'8" max (3.63m max x 2.95m max)

Rear aspect, built-in wardrobe, radiator.

BEDROOM TWO:

10'6" x 6'10" (3.20m x 2.08m)

Front aspect, built-in cupboard housing boiler.

BATHROOM:

7'4" x 4'9" (2.24m x 1.45m)

Coloured suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin.

GARDENS:

To the front of the property is a shingled area with pathway leading to the front door. To the rear of the property is a patio leading to lawned area, shrub borders, garden shed. 2 allocated parking spaces nearby.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

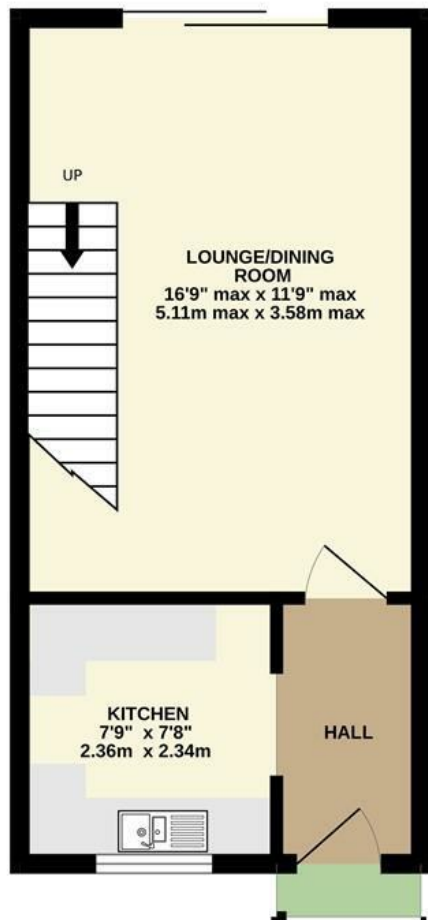
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

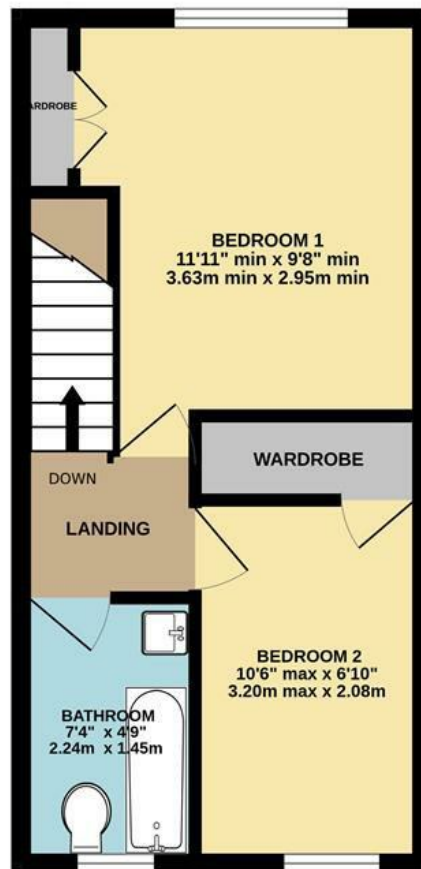
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



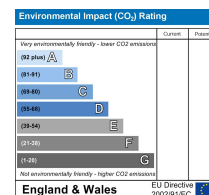
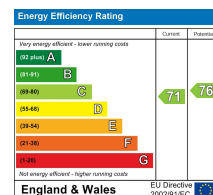
1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.

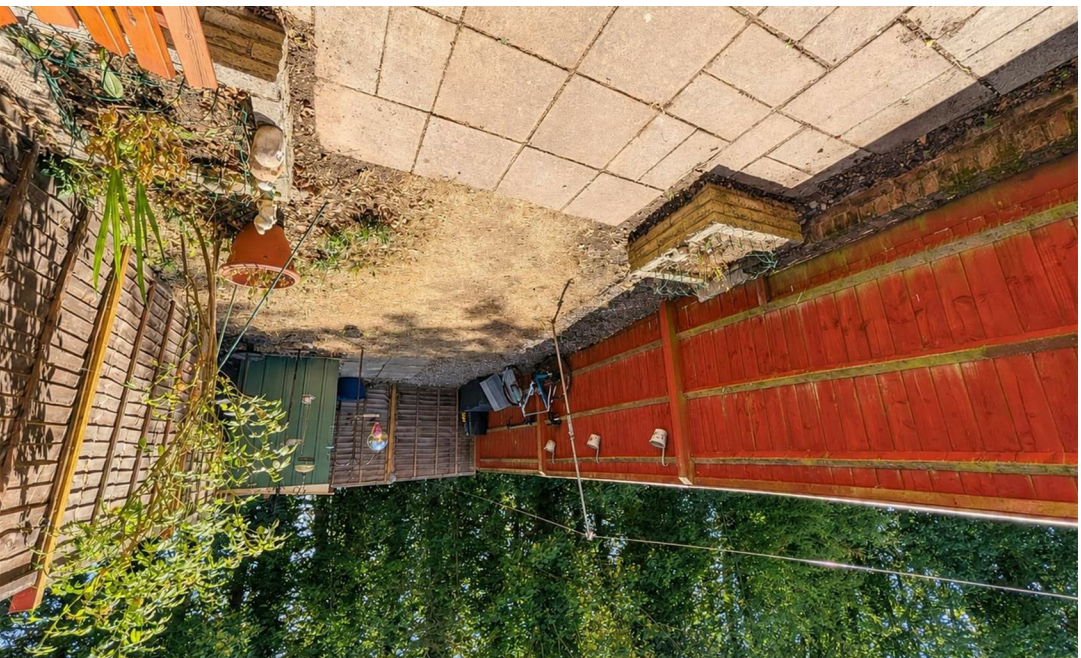


2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 601 sq.ft. (55.8 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 should not be relied upon for any purpose of omission or mis-statement. This plan is for illustrative purposes only and is not intended to be a contract. The services, systems and appliances shown are for illustrative purposes only and are not intended to be a contract. The services, systems and appliances shown are for illustrative purposes only and are not intended to be a contract.





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