



Wateridge Road, Oakridge, Basingstoke, RG21 5RA
Guide Price £300,000



CHEQUERS

Independent Estate Agents

Wateridge Road, Oakridge, Basingstoke, RG21 5RA

NO ONWARD CHAIN - CHEQUERS are pleased to offer this generously sized home set close to local amenities, the town centre and railway station. Viewing is recommended to appreciate this well balanced home offering the potential to be a 4 bedroom with minimal adjustments. The property currently offers lounge, separate dining room, conservatory/sun lounge, kitchen and cloakroom on the ground floor with three bedrooms, family bathroom and a separate shower/dressing room (possible bed 4) on the first floor. Further benefits include gas radiator heating, double glazing and a good sized rear garden.

ENTRANCE HALL:

Storage cupboards, wall mounted thermostat, under stairs cupboard, stairs to first floor.

CLOAKROOM:

Low level w.c., wash hand basin set in vanity unit.

LOUNGE:

17'1" x 10'4" (5.21m x 3.15m)

Front aspect, double glazed window, radiator, wall light points.

DINING ROOM:

10'5" x 10'4" (3.18m x 3.15m)

Radiator, access to kitchen and conservatory.

CONSERVATORY/SUN LOUNGE:

11'1" x 7'9" (3.38m x 2.36m)

Double glazed French doors to garden, solid ceiling with inset spotlights.

KITCHEN:

10'3" x 7'3" (3.12m x 2.21m)

Rear aspect, double glazed window. modern fitted kitchen comprising range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, appliance space, tiled surrounds, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard.

BEDROOM ONE:

13'1" max x 9' max (3.99m max x 2.74m max)

Front aspect, double glazed window, range of built-in bedroom furniture, radiator.

BEDROOM TWO:

10'7" max x 10'5" max (3.23m max x 3.18m max)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

13'4" max x 7'11" (4.06m max x 2.41m)

Front aspect, double glazed window, currently used as a study, radiator, access to loft space.

SHOWER ROOM/POTENTIAL BED 4:

10' max x 7'4" max (3.05m max x 2.24m max)

Rear aspect, double glazed window, currently used as a shower room/dressing room but can very simply be converted back to bedroom 4 - currently with shower cubicle, vanity unit with inset wash hand basin, storage cupboard, heated towel rail.

BATHROOM:

Suite comprising corner bath, low level wc., wash hand basin set in vanity unit, extractor fan.

GARDENS:

To the front of the property is a patio garden enclosed by brick walling with gate access, mature hedge and rose borders, storage cupboard. To the rear of the property the garden is of a good size, lawned area with mature borders, raised decking area, garden shed, side gate access.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

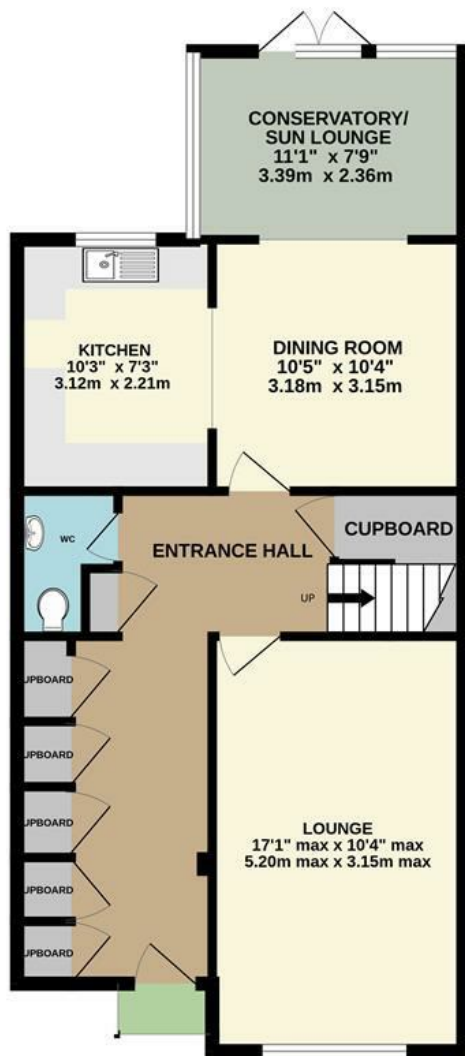
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

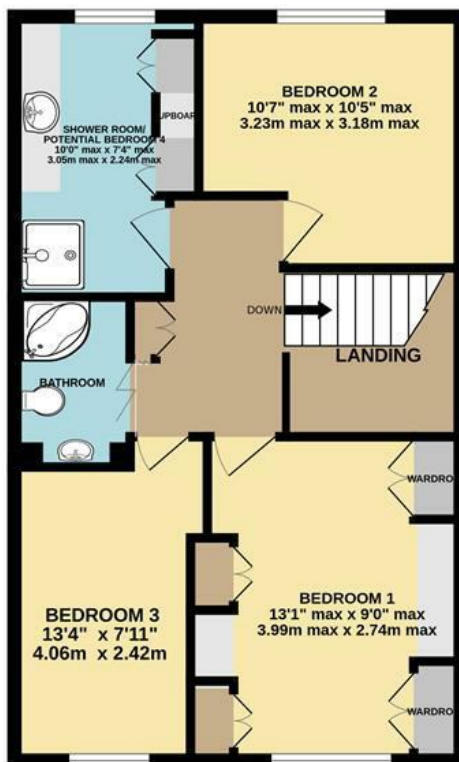
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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



3/4 BEDROOM HOUSE

TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.

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