



Barbel Avenue, Rosebanks, Basingstoke, RG21 4PA
Guide Price £230,000



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NO ONWARD CHAIN - Rarely available - CHEQUERS are pleased to offer for sale this exceptionally well presented one bedroom house located close to the town centre on the popular Rosebanks development. The property has been subject to meticulous improvements by the current owner which can only be appreciated by viewing. The accommodation includes living area, brand new kitchen and bathroom (by A1 Kitchen and Bathrooms), double bedroom, double glazing, gas radiator heating and the added benefit of private parking for 2 cars.

ENTRANCE PORCH:

Storage cupboard, front door to -

LIVING ROOM:

12'5" max x 12'1" max (3.78m max x 3.68m max)

Double aspect, double glazed windows, stairs to first floor, radiator, arch to -

KITCHEN:

9'1" x 4'10" (2.77m x 1.47m)

Double glazed window, new kitchen comprising range of eye and base level units, roll edged work surfaces, tiled surrounds, fitted oven and hob with extractor over, appliance space, cupboard housing wall mounted boiler, inset single drainer sink unit with mixer tap, radiator, under stairs cupboard,

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, radiator, airing cupboard.

BEDROOM:

12'4" x 9'9" (3.76m x 2.97m)

Double aspect, double glazed windows, radiator, wardrobe.

BATHROOM:

7'5" max x 6'3" max (2.26m max x 1.91m max)

Double glazed window, newly fitted suite comprising panel enclosed bath with mixer tap, shower over and shower screen, low level w.c., vanity unit with inset wash hand basin and cupboards below, heated towel rail, tiled surrounds, spotlights.

OUTSIDE:

Private parking for 2 cars to the side of the property.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

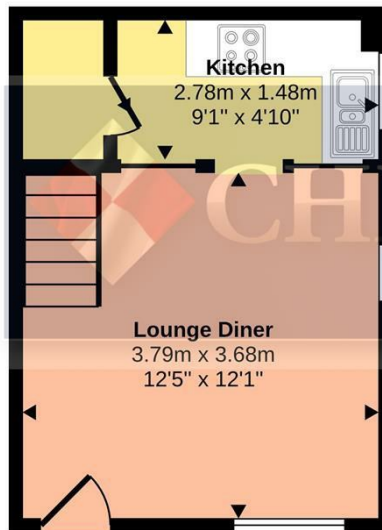
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

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.



Approx Gross Internal Area
40 sq m / 432 sq ft



Ground Floor
Approx 20 sq m / 217 sq ft



First Floor
Approx 20 sq m / 215 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	88
B (81-91)	
C (69-80)	67
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

