



Denham Drive, Berg Estate, Basingstoke, RG22 6LS  
**Guide Price £420,000**



## Denham Drive, Berg Estate, Basingstoke, RG22 6LS

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well presented and extended semi-detached bungalow, situated on the outskirts of the popular Berg Estate backing onto park land. Viewing is recommended to appreciate all on offer including, refitted kitchen, lounge, dining/garden room, two bedrooms and a refitted shower room. Further benefits include double glazing, gas radiator heating, good sized gardens, parking and garage. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Radiator, access to loft space, cupboard housing boiler.

### LOUNGE:

13'4" x 13' (4.06m x 3.96m)

Ornamental fireplace with shelving and storage to side, door to kitchen, sliding patio doors to -

### DINING/GARDEN ROOM:

21'10" max x 7'10" max (6.65m max x 2.39m max)

Rear aspect, feature skylight, double glazed French doors to garden, radiators.

### KITCHEN:

9'6" x 9'4" max (2.90m x 2.84m max)

Side aspect, double glazed window, refitted and comprising range of eye and base level units, inset single drainer sink unit with mixer tap, inset hob with extractor over, fitted oven with cupboards above and below, integrated dishwasher and washing machine, spotlights, open to dining/garden room.

### BEDROOM ONE:

10'2" max x 9'10" max (3.10m max x 3.00m max)

Front aspect, double glazed window, built-in wardrobe, radiator.

### BEDROOM TWO:

9'7" max 7' max (2.92m max 2.13m max)

Front aspect, double glazed window, fitted wardrobe, radiator.

### SHOWER ROOM:

6'8" x 6'3" (2.03m x 1.91m)

Refitted and comprising walk-in double shower cubicle, w.c., wash hand basin set in vanity unit, heated towel rail, spotlights, tiled surrounds, tiled flooring.

### GARDENS:

To the front of the property is a lawned garden, driveway with side gate leading to garage and garden, access to the front door. To the rear of the property is a generously sized garden, enjoying a private aspect, laid to lawn with flower and shrub borders, green house, garden shed, backing onto park land.

### GARAGE:

Twin doors, personal door to side, new light and power.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

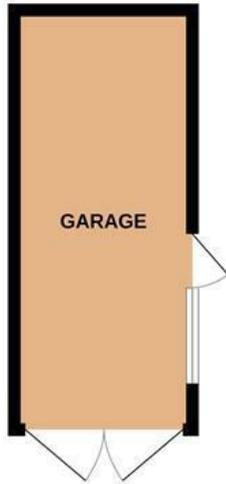
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
880 sq.ft. (81.7 sq.m.) approx.



| Energy Efficiency Rating                        |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| The more energy efficient - lower running costs |   |                         |           |
| 92-100  | A | 86                      | 86        |
| 81-91   | B |                         |           |
| 69-80   | C |                         |           |
| 55-64   | D |                         |           |
| 49-54   | E |                         |           |
| 41-48   | F |                         |           |
| 35-39   | G |                         |           |
| Not energy efficient - higher running costs     |   |                         |           |
| England & Wales                                 |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                      |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| The more environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92-100  | A |                         |           |
| 81-91   | B |                         |           |
| 69-80   | C |                         |           |
| 55-64   | D |                         |           |
| 49-54   | E |                         |           |
| 41-48   | F |                         |           |
| 35-39   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions     |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

