



Landseer Close, Black Dam, Basingstoke, RG21 3EN
Guide Price: £290,000



CHEQUERS

Independent Estate Agents

Landseer Close, Black Dam, Basingstoke, RG21 3EN

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this generously sized three bedroom home, situated on the outskirts of the popular Black Dam development, close to the town centre. Viewing is highly recommended to appreciate all on offer - entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms and a 4 piece bathroom suite. Further benefits include double glazing and a private rear garden.

ENTRANCE HALL:

Glazed front door, stairs to first floor, storage cupboard, under stairs cupboard, radiator.

CLOAKROOM:

White suite comprising w.c., vanity unit with inset wash hand basin, tiled splashback, wall mounted boiler.

LOUNGE:

12' x 11'6" (3.66m x 3.51m)

Front aspect, double glazed window, radiator, square archway to -

DINING ROOM:

9'11" x 9'7" (3.02m x 2.92m)

Rear aspect, sliding patio doors to garden, radiator, serving hatch from kitchen.

KITCHEN:

11'4" x 9'3" (3.45m x 2.82m)

Rear aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, cooker point, appliance space, tiled surrounds, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard with access to loft space.

BEDROOM ONE:

11'6" x 10'1" (3.51m x 3.07m)

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

BEDROOM TWO:

11'6" x 9'7" (3.51m x 2.92m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

10'1" x 8'11" (3.07m x 2.72m)

Rear aspect, double glazed window, radiator.

BATHROOM:

9'8" x 5'11" (2.95m x 1.80m)

Front aspect, double glazed window, 4 piece suite comprising panel enclosed bath with mixer tap, low level w.c., wash hand basin, shower cubicle, tiled surrounds, radiator.

GARDENS:

To the front of the property is a shingled area enclosed by low picket fencing, pathway to the front door. The garden to the rear enjoys a private aspect, feature patio leading to lawned garden with flower and shrub borders, garden shed, pathway to rear gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

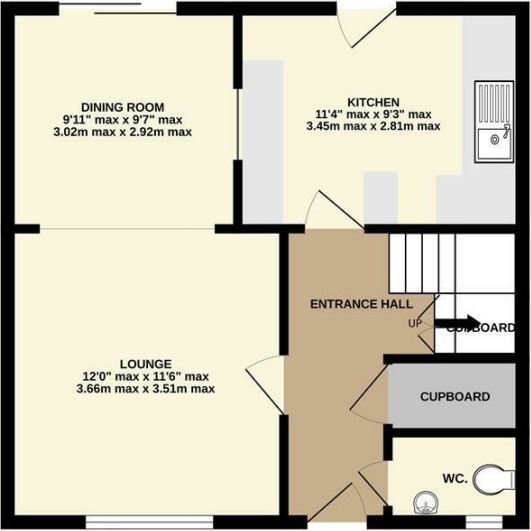
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

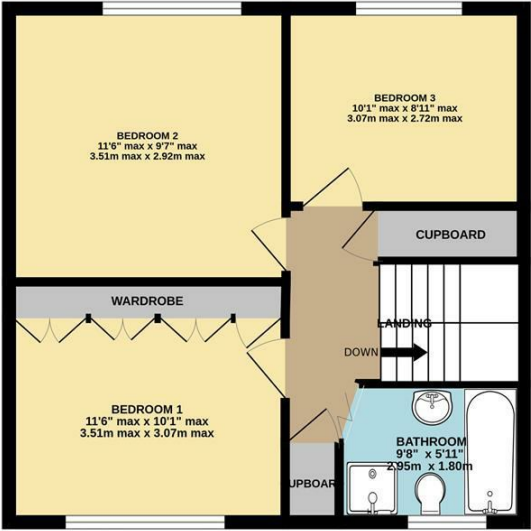
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-45 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
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