Berkeley Drive, Old Hatch Warren, Basingstoke, RG22 4NS

Guide Price £226,000

CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this one bedroom house, set on the popular Old Hatch Warren development. the property boasts a generously sized plot with ample parking and an enclosed garden. Viewing is recommended to appreciate all on offer - modern fitted kitchen, living room, double bedroom and modern bathroom. Furrther benefits include double glazing and air conditioning to the ground floor and bedroom.

ENTRANCE LOBBY:
Front door, stairs to first floor, meter cupboard, open plan to -

KITCHEN AREA:
9'10" x 9'2" (3.00m x 2.79m)
Double glazed window, modern fitted kitchen comrprising range of eye and base level units, work surfaces, fitted oven and hob, single drainer sink unit, breakfast bar, appliance space, spotlights, open plan to -

LIVING AREA:
12' max x 9'9" max (3.66m max x 2.97m max)
Double glazed window, air conditioning unit, under stairs cupboard, shelving, feature electric fire.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, storage cupboard.

BEDROOM:
13'1" x 9' (3.99m x 2.74m)
Double glazed window, wall mounted air conditioning unit, double wardrobe plus storage/airing cupboard, spotlights.

BATHROOM:
6'8" x 5'9" (2.03m x 1.75m)
Double glazed window, white suite comprising 'P' shaped bath with rain forest shower over, vanity unit with inset wash hand basin and low level w.c., vanity cupboard with mirror, tiled surrounds

GARDENS:
The property enjoys a generously sized corner plot, to the front and side is a lawned garden with dropped kerb offering the potential for more parking, shared pathway access to front door with adjacent gate giving access to enclosed garden - approximately 30' x 26' - feature patio with sleeper borders, steps to lawned area with shed.

PARKING:
Allocated / owned parking to the rear of the garden with potential to add a gate from the garden for access.

COUNCIL TAX:
Band B

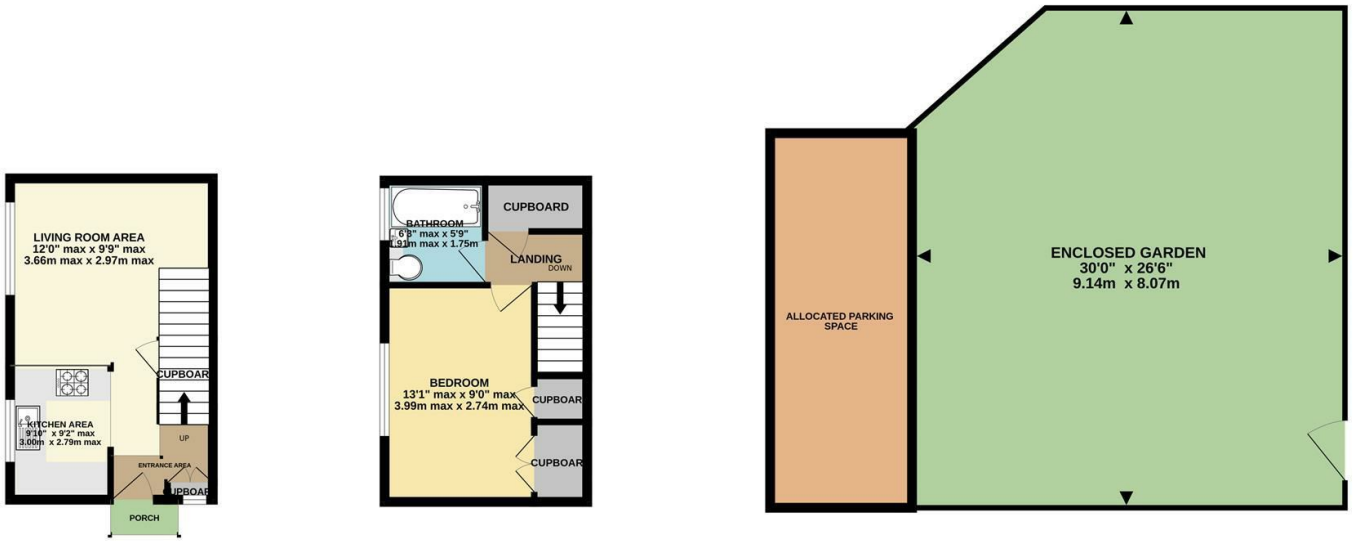
MONEY LAUNDERNG REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
234 sq.ft. (21.8 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.

2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



1 BEDROOM HOUSE

TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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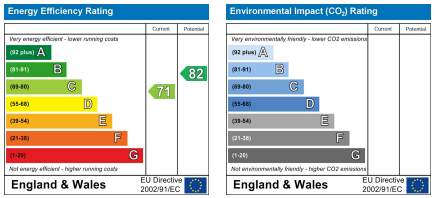

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.