



Coates Close, Brighton Hill, Basingstoke, RG22 4EF
Guide Price £350,000



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CHEQUERS are pleased to offer this well presented Avon style property, situated in the popular Brighton Hill area. The property has been well maintained by the current owner which can only be appreciated by viewing. The accommodation includes a modern refitted kitchen, lounge/ diner , three good sized bedrooms, modern refitted bathroom. Further benefits include enclosed garden with feature pergola, garage and ample parking.

ENTRANCE HALL:

Radiator, arch to kitchen, part glazed door to lounge.

KITCHEN:

13'3" x 7'8" (4.04m x 2.34m)

Front aspect, double glazed window, refitted and comprising range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, integrated dishwasher, fridge & freezer, appliance space, tiled surrounds, spotlights.

LOUNGE/DINING ROOM:

19'5" x 13'4" (5.92m x 4.06m)

Rear aspect sliding patio doors to garden, feature flooring, radiator, inset spotlights, stairs to first floor.

STAIRCASE GIVES ACCESS TO LANDING:

Inset spotlights, cupboard housing boiler, airing cupboard, access to loft space.

BEDROOM ONE:

13'4" x 11' (4.06m x 3.35m)

Rear aspect, double glazed window, radiator, spotlights.

BEDROOM TWO:

13'1" x 10'9" (3.99m x 3.28m)

Front aspect double glazed window, radiator, spotlights.

BEDROOM THREE:

8'2" x 7'7" (2.49m x 2.31m)

Rear aspect, double glazed window, radiator, spotlights.

BATHROOM:

8'10" x 6'2" (2.69m x 1.88m)

Front aspect, double glazed window, refitted and comprising panel enclosed bath with shower over, mixer tap and shower screen, wash hand basin with mixer tap, low level w.c., tiled surrounds, heated towel rail, spotlights.

GARDENS:

To the front of the property is a block paved driveway leading to the garage and front door, shrub borders. To the rear of the property is an enclosed garden enjoying a private aspect, feature patio leading to lawned garden, garden shed. FEATURE PERGOLA with closing sides and sliding glazed doors, heater and built-in lighting.

GARAGE:

Up and over door.

COUNCIL TAX:

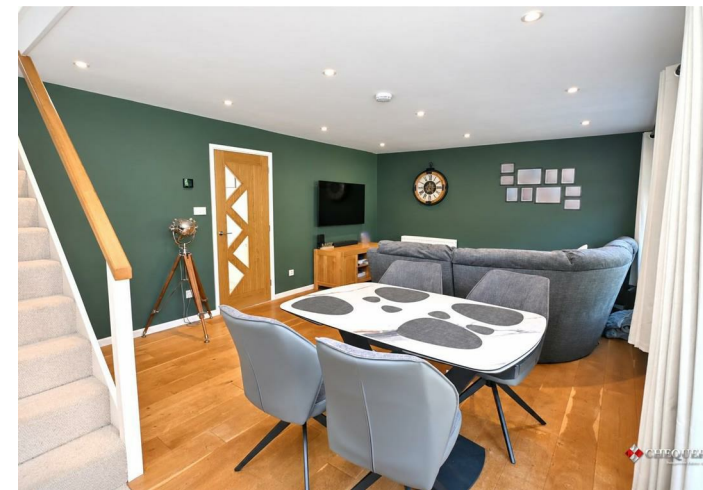
Band C

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.

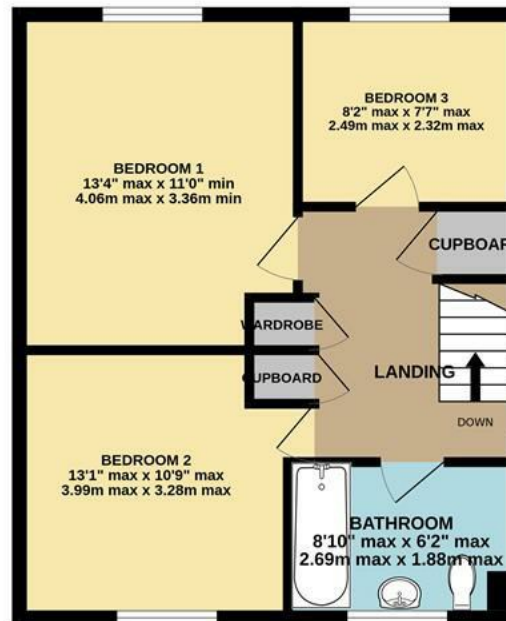
REFERRALS:

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
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



3 BEDROOM SEMI

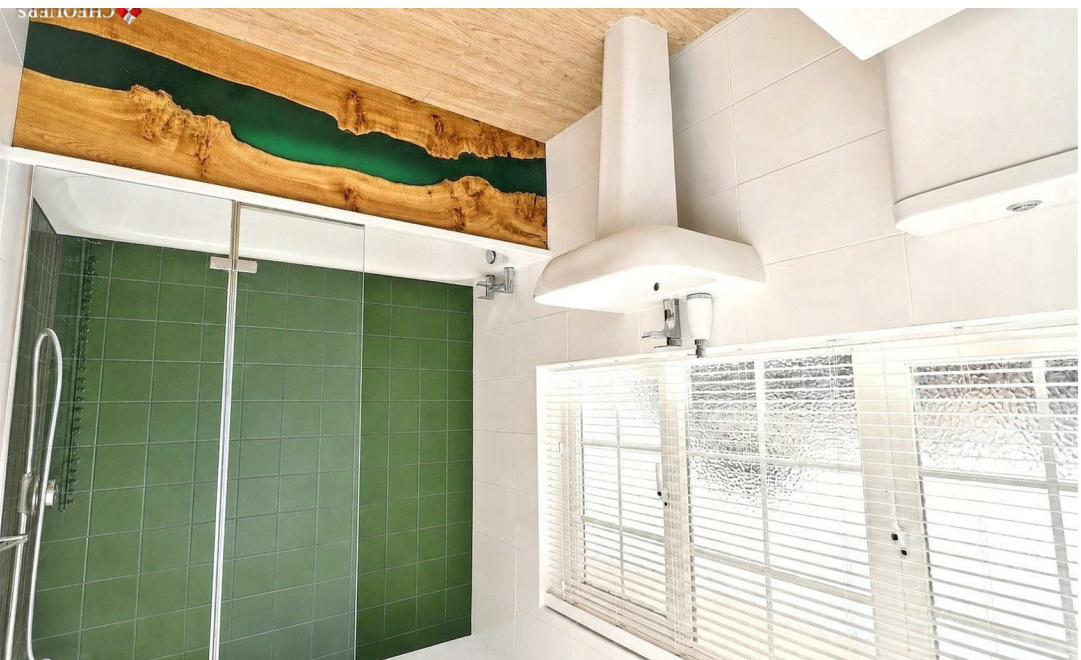
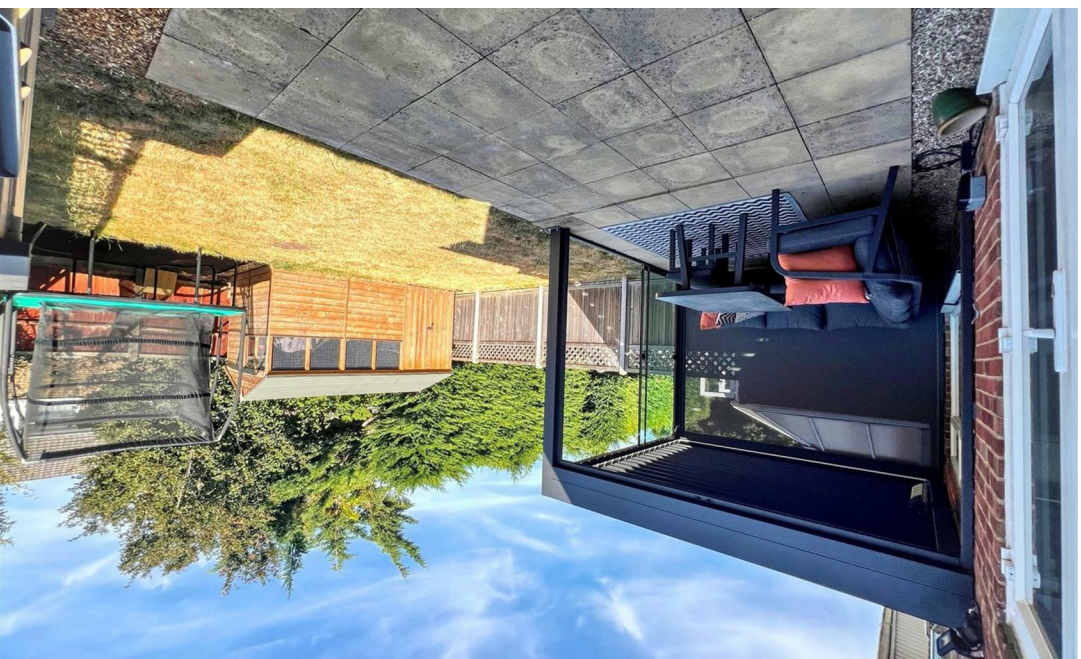
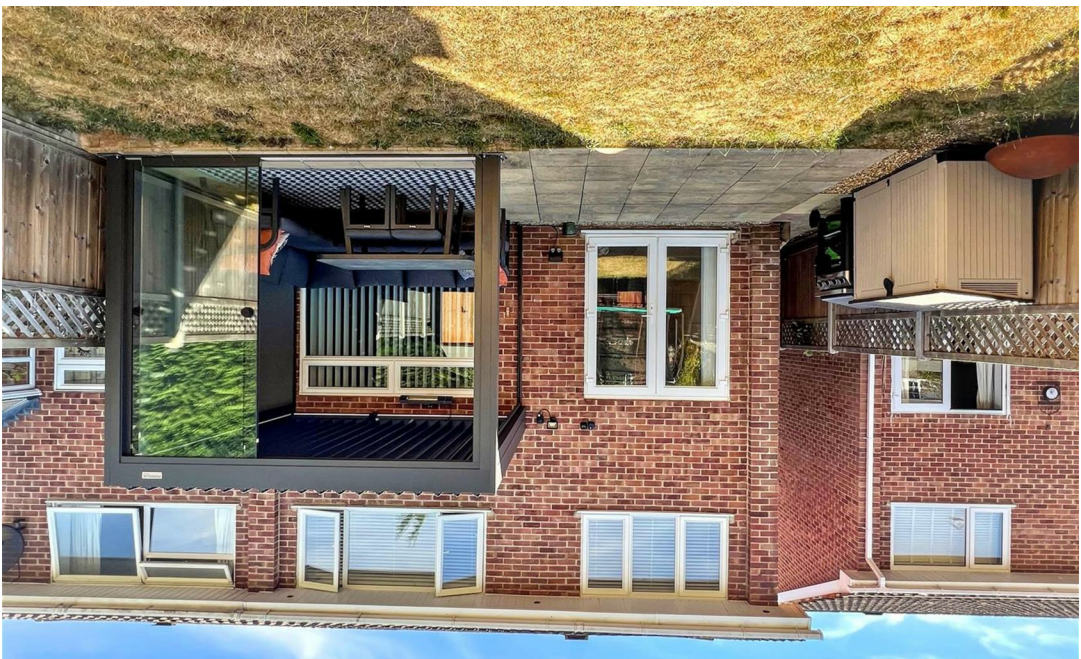
TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

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 is not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can be made with Metropix ©2026



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A 92-100 B 81-91 C 69-80 D 55-68 E 49-54 F 41-45 G 35-39 Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions A 92-100 B 81-91 C 69-80 D 55-68 E 49-54 F 41-45 G 35-39 Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC



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