



Linden Avenue, Old Basing, Basingstoke, RG24 7HG  
**Guide Price £425,000**



**CHEQUERS**  
Independent Estate Agents



CHEQUERS  
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## Linden Avenue, Old Basing, Basingstoke, RG24 7HG

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this semi-detached chalet bungalow, situated in the heart of the popular village of Old Basing. Whilst requiring modernisation, there is plenty of potential and viewing is recommended to appreciate the flexible accommodation - lounge, kitchen, utility room, three bedrooms, shower room and separate w.c. The property also benefits from driveway parking and gardens. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard, cloaks cupboard.

### CLOAKROOM:

Low level w.c., radiator, double glazed window.

### LOUNGE:

13'10" x 12'1" (4.22m x 3.68m)

Front aspect, double glazed window, wall light points, radiator.

### KITCHEN:

14'5" x 9'1" (4.39m x 2.77m)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point, tiled flooring, tiled surrounds, appliance space, wall mounted boiler, glazed door to -

### UTILITY ROOM:

7' x 7' (2.13m x 2.13m)

Rear aspect, double glazed window, roll edged work surfaces with inset sink, eye level cupboard, appliance space, radiator, glazed door to garden.

### BEDROOM ONE:

12'11" 11' max (3.94m 3.35m max)

Rear aspect, double glazed window, radiator, range of fitted bedroom furniture.

### BEDROOM TWO:

12'9" x 8'10" (3.89m x 2.69m)

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

### SHOWER ROOM:

Suite comprising shower cubicle, low level w.c., wash hand basin, heated towel rail, airing cupboard, double glazed window.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Eaves storage cupboard, skylight window, door to -

### BEDROOM THREE:

12'9" max x 12'2" (3.89m max x 3.71m)

Front aspect, double glazed window, radiator.

### GARDENS:

To the front of the property is a lawned garden, raised borders with mature shrubs, driveway leading to car port, steps to front door. To the rear of the property is a generously sized garden, patio leading down to lawned garden, access to car port and shed, further lawned garden with mature shrubs and trees.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

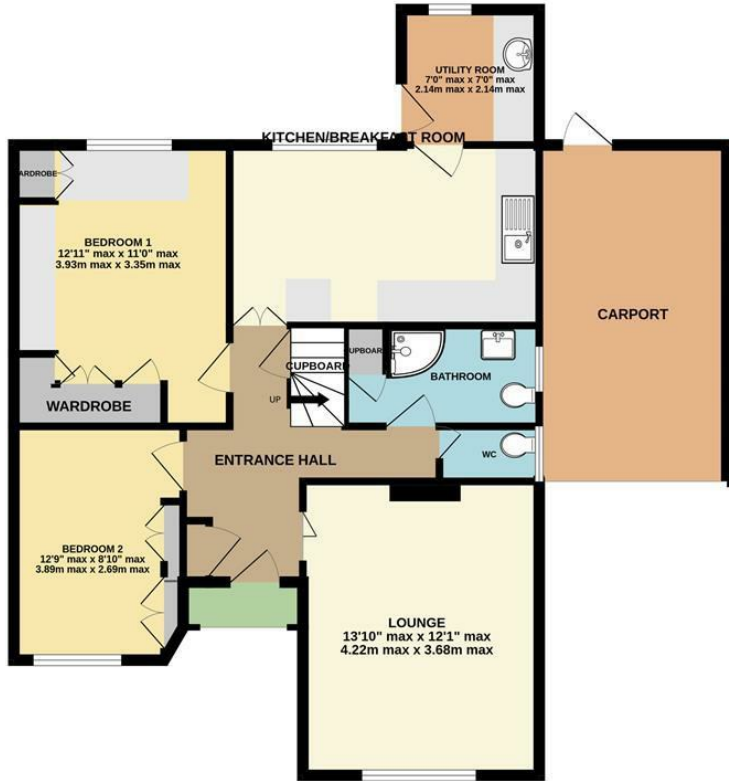
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



3 BEDROOM CHALET BUNGALOW

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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 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	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-64 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
65	7.5
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very 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

