



Scarlatti Road, Old Hatch Warren, Basingstoke, RG22 4LY

Guide Price £325,000



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CHEQUERS are pleased to offer for sale this two bedroom semi-detached home, situated on the popular Old Hatch Warren development on the outskirts of Basingstoke. The property offers lounge, dining room, modern kitchen, two good sized bedrooms and a family bathroom. Further benefits include gas radiator heating, off road parking, garage and an enclosed rear garden with a private aspect.

ENTRANCE PORCH:

Glazed front door, door to -

LOUNGE:

20'3" max x 11'3" max (6.17m max x 3.43m max)

Front aspect, double glazed window, feature fireplace with fitted gas fire, laminate flooring, stairs to first floor, radiator, door to -

DINING ROOM:

11'4" x 7'3" (3.45m x 2.21m)

Rear aspect, double glazed window, double glazed door to rear garden, radiator, arch to -

KITCHEN:

10'8" x 7'9" (3.25m x 2.36m)

Rear aspect, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, wall mounted boiler, appliance space, inset single drainer sink unit with mixer tap, spotlights, double glazed door to garage.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'2" x 11'1" (3.40m x 3.38m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

11'1" max x 7'3" (3.38m max x 2.21m)

Rear aspect, double glazed window, airing cupboard, radiator.

BATHROOM:

7'9" x 4'9" (2.36m x 1.45m)

Double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, folding shower screen, low level w.c., pedestal wash hand basin, tiled surrounds, radiator.

GARDENS:

To the front of the property is hard standing leading to the garage and front door. To the rear of the property is a generously sized garden enjoying a good level of privacy, raised decking area leading to lawn, raised sleeper borders, enclosed by panelled fencing.

GARAGE:

16'9" x 9' (5.11m x 2.74m)

Upp and over door, light and power, door to kitchen.

COUNCIL TAX:

Band C

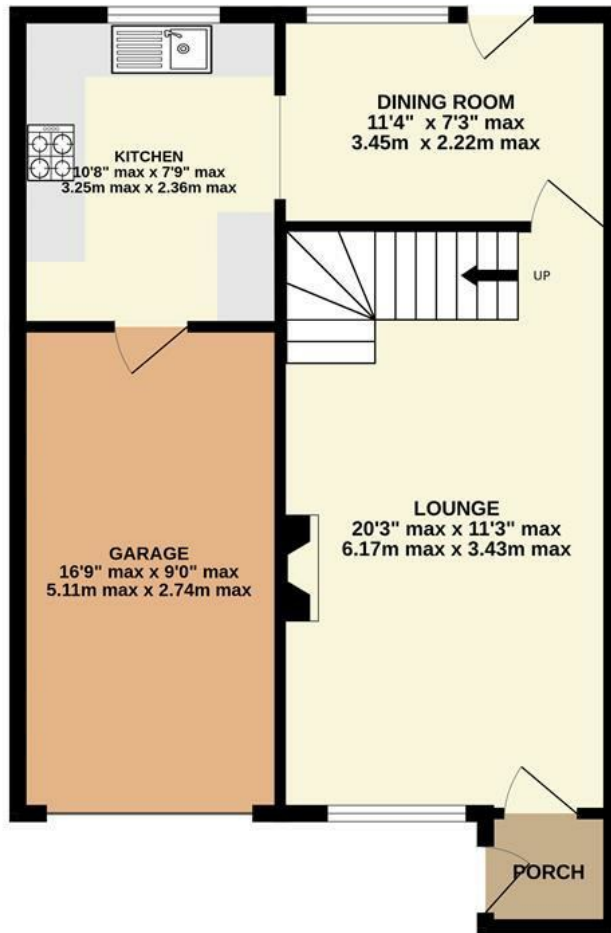
MONEY LAUNDERING REGULATIONS:

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.

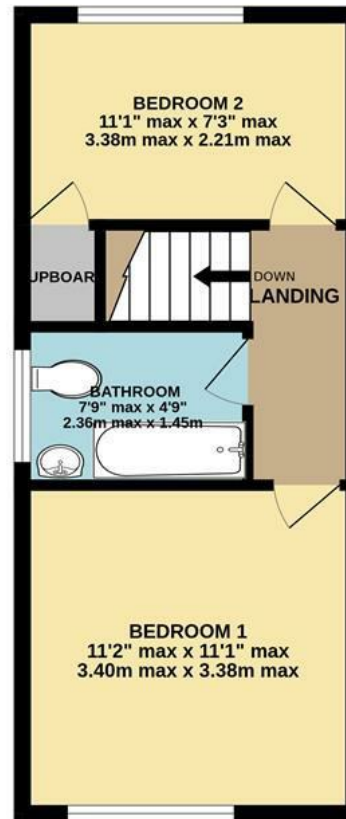
REFERRALS:



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 884 sq.ft. (82.1 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 to be used as a basis for any prospective purchaser. The services, systems and appliances shown are as to their operability or efficiency as shown.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 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 ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
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49-54 E	
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35-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

