



Coniston Road, Kempshott, Basingstoke, RG22 5HT
Guide Price £430,000



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CHEQUERS are pleased to market this well presented semi-detached home, set on the sought after Lakes area of Kempshott. The accommodation includes cloakroom, kitchen, utility room, lounge/dining room, three double bedrooms and a superb refitted 4 piece bathroom suite. The ground floor has Karndeian flooring continuously laid throughout apart from the conservatory. Externally, there is a blokck paved driveway for cars and a landscaped garden to the rear.

ENTRANCE HALL:

Stairs to first floor, Kardeian flooring, radiator, storage cupboard.

KITCHEN/BREAKFAST ROOM:

14'9" x 7'10" (4.50m x 2.39m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset 1.5 bowl sink unit, fitted hob with extractor over, fitted oven and microwave, integrated dishwasher, appliance space, radiator, inset spotlights, Kardeian flooring.

UTILITY ROOM:

6'1" x 5'5" (1.85m x 1.65m)

Front aspect, double glazed window, eye and base level units, wooden work surfaces, plumbing for washing machine, appliance space, inset spotlights, Kardeian flooring.

CLOAKROOM:

Low level w.c., wash hand basin, radiator, Kardeian flooring.

LOUNGE/DINING ROOM:

19'10" x 12'9" (6.05m x 3.89m)

Rear aspect, twin double glazed bi-fold doors, two radiators, under stairs cupboard, feature fireplace with coal effect gas fire, Kardeian flooring.

CONSERVATORY:

19'9" max x 10'8" max (6.02m max x 3.25m max)

Victorian style, double glazed, tiled flooring, double doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space with ladder and light.

BEDROOM ONE:

13'2" + wardrobe x 9'6" (4.01m + wardrobe x 2.90m)

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

BEDROOM TWO:

10' x 9'11" (3.05m x 3.02m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

9'9" x 9'6" (2.97m x 2.90m)

Front aspect, double glazed window, radiator.

BATHROOM:

8'10" x 6'5" (2.69m x 1.96m)

Front aspect, double glazed window, white suite of stand alone bath, walk-in shower cubicle, drawer unit with inset circular wash hand basin, tiled surrounds, inset spotlights, heated towel rail, laminate flooring, extractor fan.

SEPARATE W.C:

Front aspect, double glazed window, low level w.c., tiled flooring.

GARDENS:

To the front of the property is a block paved driveway. The garden to the rear enjoys a private aspect, patio leading to lawned area with well stocked raised sleeper borders, garden shed, outside lighting, enclosed by timber fencing, side gate access.

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



1ST FLOOR



3 BEDROOM SEMI

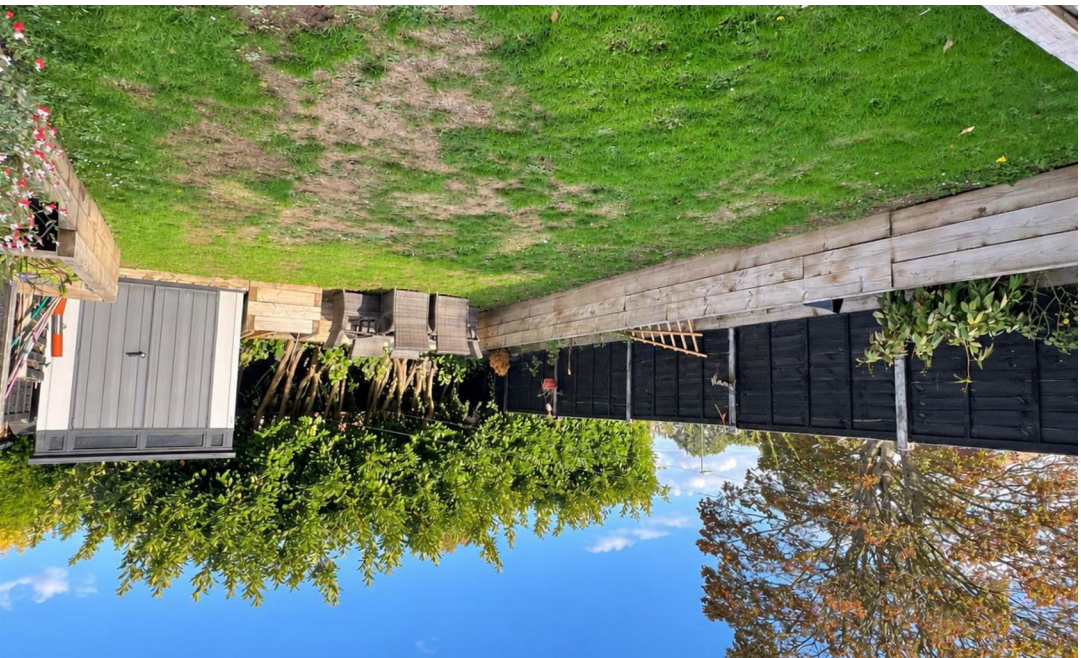
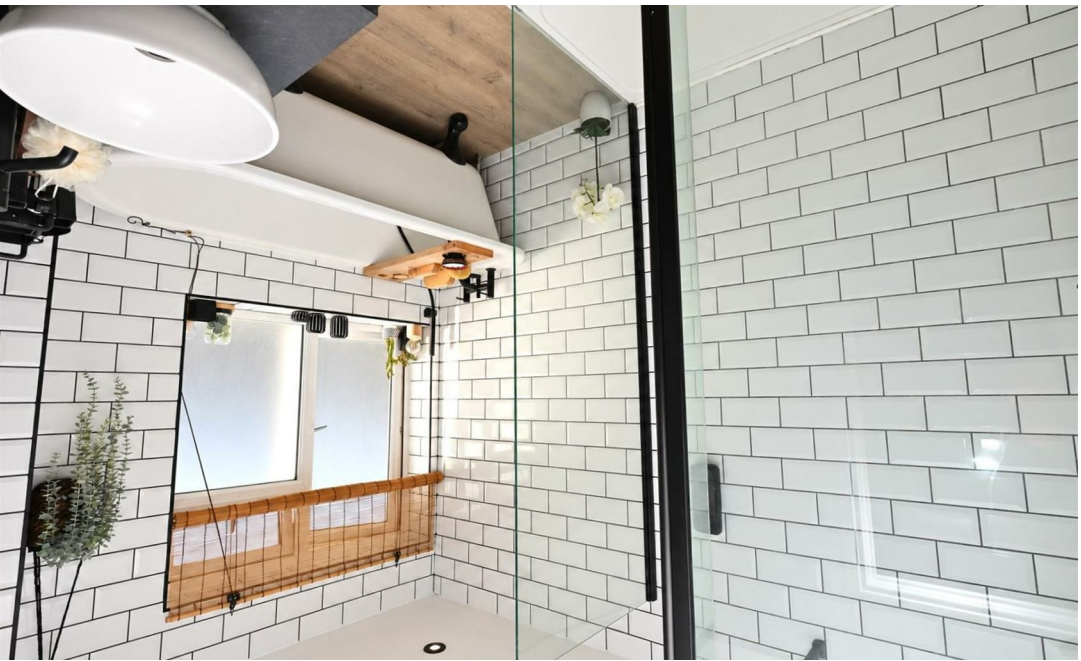
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are given as such by and no guarantee is made by the prospective purchaser. The services, systems and as to their operability.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC





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