



Grainger Close, Brighton Hill, Basingstoke, RG22 4DY
Guide Price £385,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer for sale this extended three bedroom semi-detached home, situated on the popular Brighton Hill development, close to local shops and amenities. The generously sized accommodation includes living room, dining area, kitchen/breakfast room, utility room and shower room with three bedrooms and a bathroom on the first floor. Further benefits include double glazing, 20' garage and an enclosed rear garden.

ENTRANCE PORCH:

Double glazed front door, double glazed window, tiled flooring, door to -

ENTRANCE HALL:

Stairs to first floor, radiator, spotlights, tiled flooring.

SHOWER ROOM:

Modern suite comprising shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, spotlights, extractor fan.

LIVING ROOM:

14'2" x 9'11" (4.32m x 3.02m)

Front aspect, double glazed window, spotlights, open to -

DINING AREA:

10'3" x 7'9" (3.12m x 2.36m)

Tiled flooring, radiator, spotlights, square arch to -

KITCHEN/BREAKFAST ROOM:

16' x 9'8" (4.88m x 2.95m)

Luxury kitchen comprising range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, breakfast bar, fitted hob with extractor over, fitted oven with cupboards above and below, appliance space, vaulted ceiling with skylights, double glazed window, double glazed French doors to garden, access to -

UTILITY AREA:

Eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, larger cupboard, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window, storage cupboard.

BEDROOM ONE:

13'3" x 9'11" (4.04m x 3.02m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

9'8" x 9'5" (2.95m x 2.87m)

Rear aspect, double glazed window, radiator, airing cupboard, built-in wardrobe.

BEDROOM THREE:

9'7" x 6'2" (2.92m x 1.88m)

Front aspect, double glazed window, radiator, storage cupboard.

FAMILY BATHROOM:

6'9" x 5'11" (2.06m x 1.80m)

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

GARDENS:

To the front of the property is a block paved driveway with shared driveway access to further parking and garage. The garden to the rear has a feature block paved patio, raised brick borders with mature shrubs, steps leading to lawn area and summer house, side gate access to driveway, personal door to garage.

GARAGE:

20'8" max x 10'4" (6.30m max x 3.15m)

Electric up and over door, light and power, rafter storage space, work bench with drawers below and eye level cupboard over.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

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:

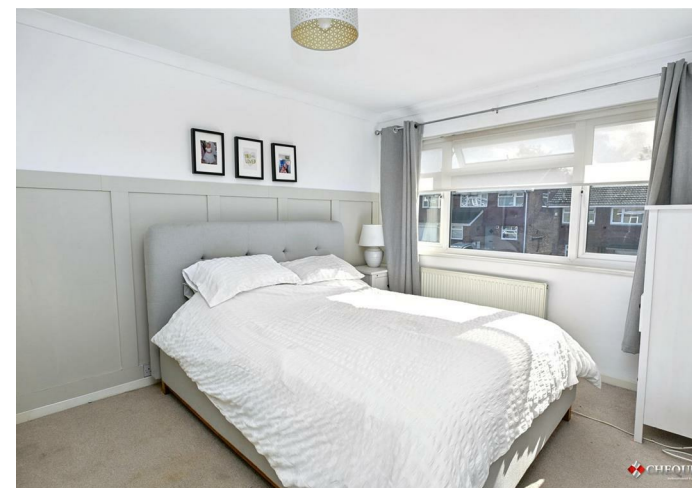
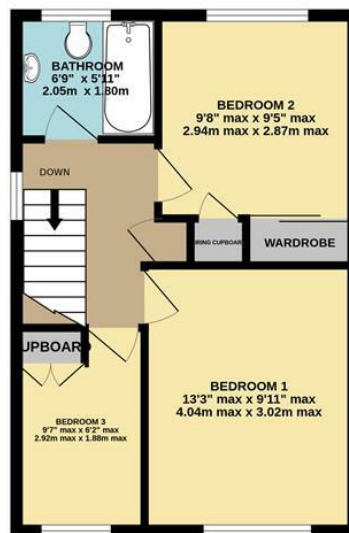
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



3 BEDROOM EXTENDED SEMI

TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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 A 92-100 B 81-91 C 69-80 D 55-68 E 49-54 F 41-48 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 41-48 G 35-39 Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC

