



Northbrook Crescent, Limes Park, Basingstoke, RG24 9RB
Guide Price £322,500



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this two bedroom end terrace home situated on the popular Limes Park development on the outskirts of Basingstoke. The property is presented in good order throughout and comprises lounge/dining room, kitchen/breakfast room, cloakroom, master bedroom with en-suite, further double bedroom and a bathroom. Further benefits include off road parking and a good sized rear garden. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, radiator.

CLOAKROOM:

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

KITCHEN/BREAKFAST ROOM:

13'10" max x 8'7" max (4.22m max x 2.62m max)

Front aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, tiled surrounds, spotlights. tiled flooring.

LOUNGE/DINING ROOM:

15'6" max x 11'5" (4.72m max x 3.48m)

Rear aspect, feature laminate flooring, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, radiator.

MASTER BEDROOM:

12'2" max x 10'3" (3.71m max x 3.12m)

Front aspect, radiator, door to -

EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, low level w.c.,

wash hand basin, tiled surrounds, tiled flooring, spotlights.

BEDROOM TWO:

15'6" max x 8'3" max (4.72m max x 2.51m max)

Rear aspect, radiator.

BATHROOM:

7'6" x 6'7" (2.29m x 2.01m)

Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, radiator, tiled surrounds, tiled flooring.

GARDENS:

To the front of the property is off road block paved & shingled parking for 2 cars. To the rear of the property is a generously sized garden with feature patio, shingled borders, artificial grass, garden shed, rear gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

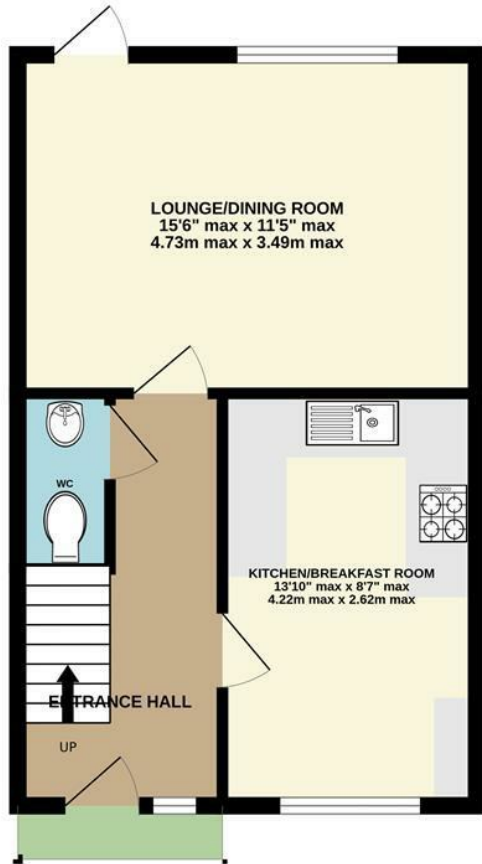
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

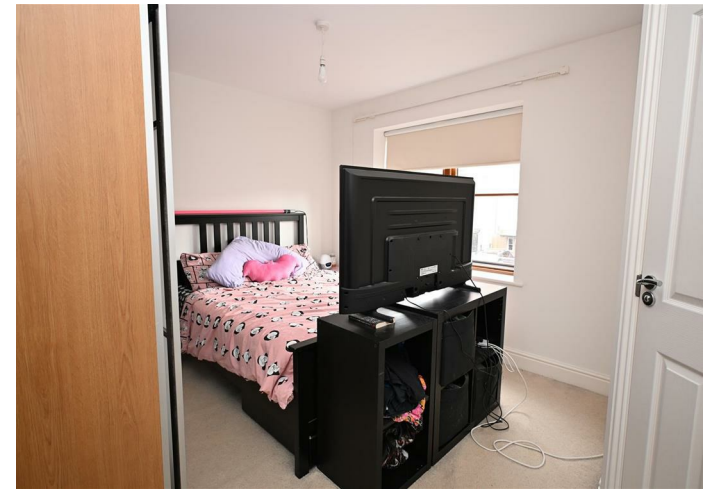
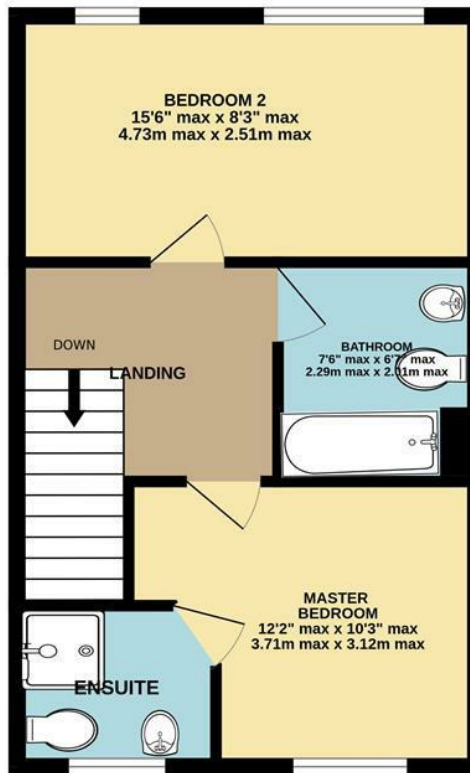
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2 BEDROOM END TERRACE

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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	
	80
	77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

