



Lower Brook Street, Brookvale, Basingstoke, RG21 7RR
Guide Price £340,000



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CHEQUERS are pleased to offer for sale this character end of terrae home with a generously sized rear garden, set in the sought after Brookvale area, close to the town centre. The property has been improved over the years and well cared for by the present owner. Viewing is essential to appreciate all on offer including lounge, dining room, kitchen, utility area, wo double bedrooms and a 4 piece bathroom suite. Further benefits include radiator heating and a well maintained garden, which we believe to be larger than most in the street.

ENTRANCE PORCH:

Front door to -

ENTRANCE HALL:

Stairs to first floor, radiator, door to -

DINING ROOM:

11'4" x 10'3" (3.45m x 3.12m)

Rear aspect, double glazed window, feature treated floor boards, under stairs cupboard, spotlights, glazed door to kitchen, open to -

LOUNGE:

10'4" max x 9'8" (3.15m max x 2.95m)

Front aspect, feature bay window with shutters, treated floor boards, spotlights.

KITCHEN:

11'2" x 8'5" (3.40m x 2.57m)

Rear and side aspect, range of eye and base level units, work surfaces, Butler sink with mixer tap, tiled surrounds, fitted oven and hob, spotlights, glazed door to rear garden, square arch to -

UTILITY AREA:

6'1" x 5'9" (1.85m x 1.75m)

Work surfaces, integrated dishwasher, wine rack, appliance space, wall mounted boiler, double glazed window.

STAIRCASE GIVES ACCESS TO LANDING:

Spotlights, storage cupboard.

BEDROOM ONE:

12'9" max x 10'5" max (3.89m max x 3.18m max)

Front aspect, secondary glazing, radiator, fitted wardrobes, feature floor boards.

BEDROOM TWO:

11'4" x 7'6" (3.45m x 2.29m)

Rear aspect, double glazed window, radiator.

BATHROOM:

11' x 8'4" (3.35m x 2.54m)

Rear aspect, double glazed window, 4 piece suite comprising panel enclosed bath with mixer tap, shower cubicle with sliding door, low level w.c., pedestal wash hand basin with mixer tap, tiled surrounds, heated towel rail, feature floor boards.

GARDENS:

To the front of the property is a well maintained garden, dwarf retaining wall, wrought iron gate with tiled footpath to front door, shingled area to the side. To the rear of the property is a larger than average garden, enjoying a sunny aspect, pathway leading to paved patio, slate pathway with shingle and shrub borders leading to further garden area with raised borders, shingled area and garden shed, side gate, outside tap.

AGENTS NOTE:

There is access across the back of the property for neighbouring properties.

COUNCIL TAX:

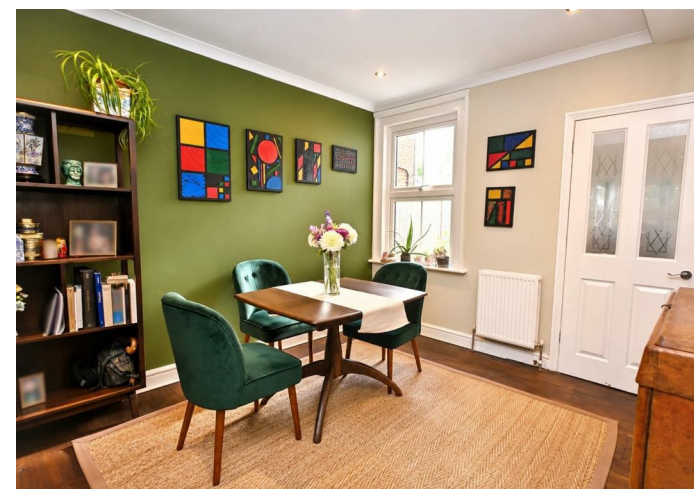
Band C

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.

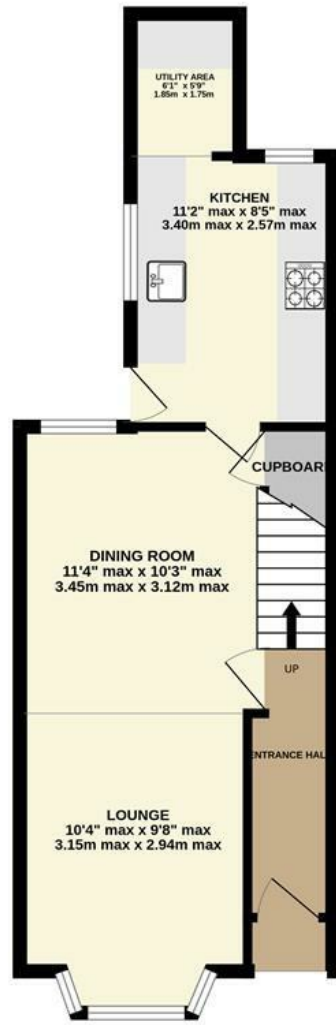
REFERRALS:

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
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2 BEDROOM END TERRACE

TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should not be relied upon for any prospective purchaser. The services, systems and appliances are to their operability or efficiency as to their operability or efficiency.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-40)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-40)	
Not environmentally friendly - higher CO ₂ emissions	
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