



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE



Maybrook, Chineham, RG24 8ST

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £320,000

MARTIN & CO



Chineham

Asking Price Of £320,000

- Three Bedroom House
- Quiet Cul De Sac Position
- Spacious Front Aspect Lounge
- Rear Kitchen Diner With Garden Access
- Refitted Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Well presented three bedroom home tucked away in a quiet cul de sac. Features include a spacious lounge, rear kitchen diner with garden access, refitted bathroom, rear garden and two allocated parking spaces. Ideal for first time buyers or families

DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Fitted mat, with space for coats and shoes. Door to

LIVING ROOM 14' 1" x 13' 9" (4.29m x 4.19m) A well proportioned lounge with front aspect double glazed window providing plenty of natural light. Finished with wood effect flooring and offering ample space for both sofa and additional seating. Stairs rise to the first floor and there is a glazed internal door leading through to the kitchen diner, creating a practical and well connected ground floor layout.

KITCHEN/DINER 13' 9" x 9' 2" (4.19m x 2.79m) A fitted kitchen diner positioned to the rear of the property with a double glazed window and door opening onto the garden. The kitchen is fitted with a range of eye and base level units with work surfaces and an inset stainless steel sink with mixer tap. There is a built in storage cupboard and a separate larder unit providing excellent additional storage. A wall mounted gas fired boiler is located within the kitchen and provides central heating and hot water. Partly tiled walls and wood effect flooring run throughout



FIRST FLOOR LANDING With doors leading to all first floor rooms. There is a hatch providing access to the loft space.

BEDROOM 1 13' 10" x 8' 7" (4.22m x 2.62m) A comfortable double bedroom with front aspect double glazed windows providing good natural light. There is a radiator, wood effect flooring and a built-in storage cupboard,

BEDROOM 2 9' 2" x 7' 8" (2.79m x 2.34m) There is a rear aspect double glazed window. The room includes a radiator and wood effect flooring

BEDROOM 3 9' 0" x 5' 11" (2.74m x 1.8m) There is a rear aspect double glazed window providing natural light. The room includes a radiator, wood effect flooring

BATHROOM A refitted family bathroom comprising a panel enclosed bath with shower over and glass screen, pedestal wash hand basin and low level WC. The room is fully tiled and benefits from inset ceiling spotlights, a radiator, extractor fan, and a circular rooflight providing natural light.

FRONT The property features a paved frontage with a small lawned area, bordered by planting. A paved pathway leads to the front door, set within a quiet cul de sac style position.



REAR The rear garden is laid mainly to lawn and enclosed by wooden fencing, offering a good degree of privacy. A paved pathway runs along the side of the garden, leading to a rear access gate. There is also an outside tap, providing a practical feature for garden maintenance and outdoor use.

PARKING The property benefits from two nearby allocated parking spaces, located to the rear and accessed via the pedestrian pathway from the garden.

KEY FACTS FOR BUYERS Council Tax Band: D
Local Authority: Basingstoke and Deane
EPC Rating: D
Tenure: Freehold

