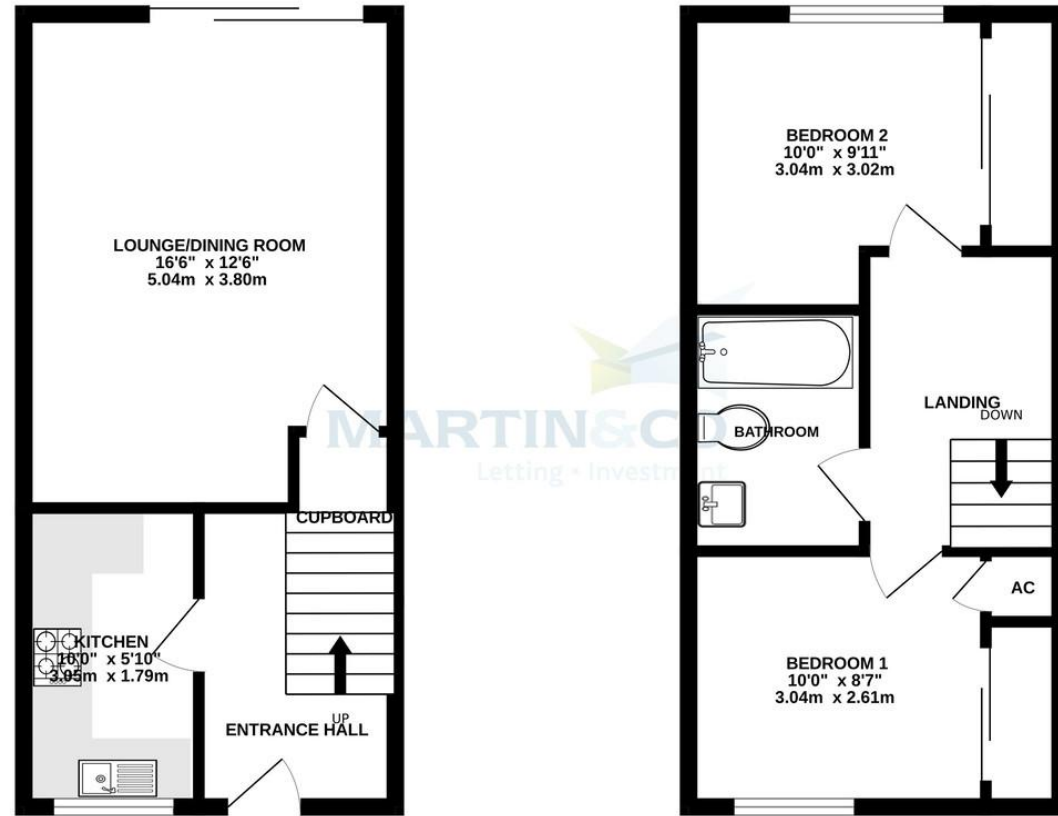


GROUND FLOOR

1ST FLOOR



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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**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**

**Chineham**

**2 Bedrooms, 1 Bathroom, Terraced House**

**Asking Price Of £330,000**





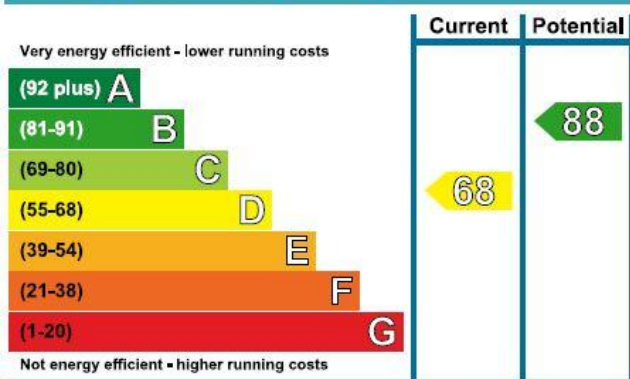


## Chineham

Asking Price Of £330,000

- Two Bedrooms
- Good Size Living Room
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Allocated Parking for Two Cars
- Enclosed Garden

### Energy Efficiency Rating



A two double bedroom terraced house in a quiet cul-de-sac in Chineham. The property comprises two bedrooms, modern kitchen and bathroom, 16' living room and a good sized rear garden. The property also benefits from gas central heating and allocated parking for two cars.

This property had the external doors and windows and the boiler replaced within the last 12 months.

ENTRANCE HALL Laminate floor, radiator and stairs to the landing.

KITCHEN 10' 0" x 5' 10" (3.05m x 1.79m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, radiator and laminate floor.

LOUNGE/DINING ROOM 16' 6" x 12' 5" (5.04m x 3.80m) Rear aspect sliding doors to the garden, laminate floor, radiator and under stairs storage cupboard.

LANDING Carpet, radiator and loft access.

BEDROOM ONE 9' 11" x 8' 6" (3.04m x 2.61m) Front aspect window, carpet, radiator and double wardrobe.



BEDROOM TWO 9' 11" x 9' 10" (3.04m x 3.02m) Rear aspect window, double wardrobe, radiator and carpet.

BATHROOM Bath with shower over, low-level WC, wash hand basin, radiator and vinyl floor.

OUTSIDE To the side of the property there is parking for TWO cars.

To the rear of the property, there is an enclosed garden with patio area adjacent to the property, and rear access gate.

### MATERIAL INFORMATION

Tenure: Freehold  
 Council Tax Band: C  
 Basingstoke and Deane  
 EPC Rating: D  
 Off Road Parking for Two Cars

