



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

**01256-859960**



**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, House**

**Asking Price Of £260,000**





Chineham

Asking Price Of £260,000

- Good Sized Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Downstairs Cloakroom
- Enclosed Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

A much improved two bedroom house with a re-fitted kitchen with white goods. The property has a downstairs cloakroom, a good sized lounge and a large corner garden with a shed which is ideal for a motorbike.

A two bedroom house located in Chineham, close to local schools and shops. Comprising two bedrooms, bathroom, good sized living room, kitchen, cloakroom, enclosed garden and allocated parking.

The property is in excellent condition throughout and viewing is highly recommended.

HALLWAY Carpet and radiator and a door to the cloakroom.

LIVING ROOM 14' 7" x 14' 1" (4.46m x 4.31m) Side aspect window, under stairs storage cupboard, radiator, carpet and stairs to the landing.

KITCHEN 14' 7" x 5' 3" (4.45m x 1.62m) Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob with extractor hood over, space for a fridge/freezer, plumbing for a washing machine and tiled floor.



CLOAKROOM 5' 6" x 2' 5" (1.68m x 0.74m) Front aspect window, low-level WC, wash hand basin, radiator and vinyl floor.

LANDING Capet and airing cupboard.

BEDROOM ONE 11' 3" x 10' 2" (3.43m x 3.12m) Side aspect window, carpet, radiator and wardrobe.

BEDROOM TWO 9' 4" x 6' 6" (2.86m x 2.0m) Side aspect window, carpet and radiator.

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

OUTSIDE To the front of the property, there is an enclosed garden with large patio area and metal storage shed.

There is allocated parking to the front of the property.



MATERIAL INFORMTION

Tenure: Freehold

Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: D  
Allocated Parking

