



# James Road

Basingstoke Hampshire RG21 6AZ

## Description

Perfectly positioned within the Chapel Gate development, this stunning three bedroom semi detached property has been carefully looked after by the current owners and the attention to detail is clear to see throughout.

Another bonus to consider, the property is being sold with no onward chain!

Upon entering the property, you have a bright spacious entrance hall. The kitchen is facing the front has plenty of storage cupboards plus built in appliances, only the fridge is freestanding. Also to the front is the spacious downstairs cloakroom.

The living area flows across the back with its modern décor, featuring a fireplace and shelving unit bringing a sense of character and French doors which open out into the enclosed rear garden.

Upstairs on the first floor there are two double bedrooms which share the main bathroom. Whilst the top floor is completely dedicated to the master bedroom and ensuite.

Externally there is a detached garage, with parking for two cars to the front plus visitor's bay using a permit.



**Winkworth**

## Accommodation

- Modern semi detached Townhouse
- Three double bedrooms
- Ensuite to master bedroom
- Living/dining room
- Garden
- Garage
- Parking

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



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