



A beautifully presented home that has benefited from numerous upgrades and changes in recent years. The flexible accommodation is arranged over three floors and is tucked away in a popular cul-de-sac location. There are three good-sized bedrooms on the upper floors, along with a flexible fourth room that can be used as a study or nursery.

The ground floor features an open-plan living/dining room, a sizable kitchen/breakfast room, a useful utility room, and a downstairs bathroom. The rear garden is a particular highlight, complete with a garden room and a covered social space. To the front, there is a block-paved driveway with ample space for several cars.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Three bedrooms + nursery/office
- Superb ground floor with flexible living spaces
- Upstairs and downstairs bathroom. Utility room
- Ample driveway parking
- Stylish garden room & entertaining space
- Cul-de-sac location





Council tax band D

Council- Basingstoke

Additional information:

Parking

The property has a block paved driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Agents note

In accordance with the Estate Agents Act 1979 we are obliged to inform you the vendor is a relation of an employee of Haslams.

Floorplan

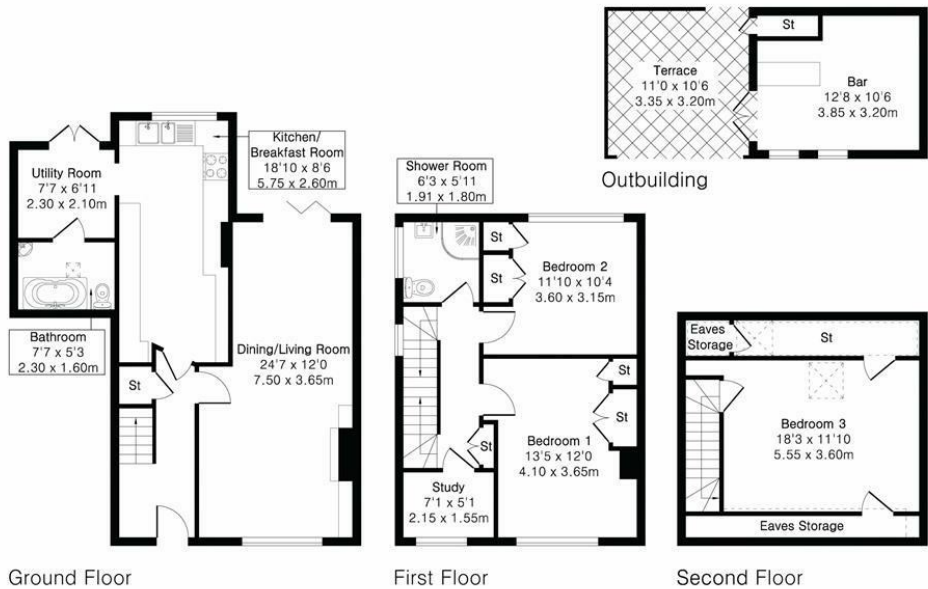
Approximate Gross Internal Area 1455 sq ft - 135 sq m

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 448 sq ft – 42 sq m

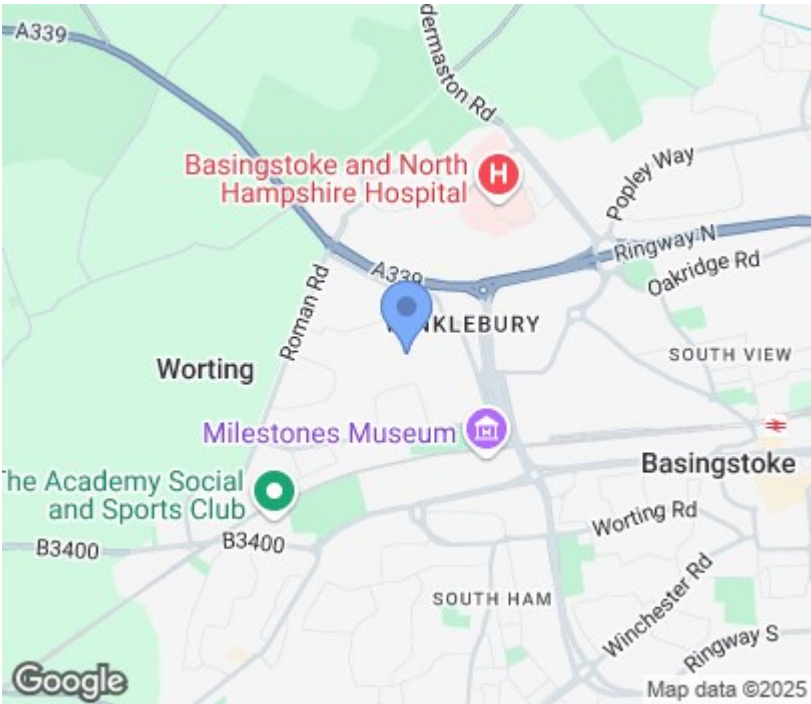
Second Floor Area 260 sq ft – 24 sq m

Outbuilding Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.