



**Ellington Drive, Basingstoke, Hampshire,  
RG22 4EZ**

**Guide Price £325,000**



NO CHAIN!! Step into the charm of Loddon Properties' latest offering, a delightful two-bedroom semi-detached home, now available with no onward chain! Nestled in a highly desirable neighbourhood, this home is a dream for those seeking a perfect blend of comfort and convenience. As you enter, you'll be welcomed by a spacious living room, an ideal space for unwinding after a long day or entertaining with flair. The living area gracefully opens into a modern, fully equipped kitchen featuring recently upgraded high-end appliances, including, fridge/freezer, oven, hob, and washing machine, catering to the needs of contemporary living. Upstairs, unwind in two generously sized double bedrooms, each offering a sanctuary of tranquillity. The master bedroom comes with fitted wardrobes, ensuring ample storage solutions for your lifestyle. The well-appointed family bathroom is a haven of convenience, complete with a shower over the bath. Outside, practicality meets luxury with a single garage and additional driveway parking, giving plenty of space for your vehicles. Situated in an enviable location, this beautifully maintained home is within walking distance of local amenities and transport links. It's an opportunity not to be missed! Ellington Drive is perfectly positioned near a variety of conveniences such as local supermarkets, healthcare facilities, and renowned schools. Enjoy the vibrant community of Brighton Hill, with the town centre just a brief drive away, offering a myriad of bars, restaurants, theatres, sports centres, cinemas, and museums, and within easy reach of Festival Place. Commuting is a breeze with the M3 nearby, offering excellent road links to London and the South Coast. Additionally, Basingstoke train station provides regular fast trains to key destinations; reach Southampton in approximately 31 minutes and London Waterloo in about 51 minutes. Call the team now - Seize this rare opportunity now and call us for your exclusive viewing and step into a home that's just waiting to welcome you!

TENURE: FREEHOLD COUNCIL TAX BAND: C EPC RATING: C







- NO CHAIN!!
- TWO BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM WITH SHOWER OVER BATH
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE WITH DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES

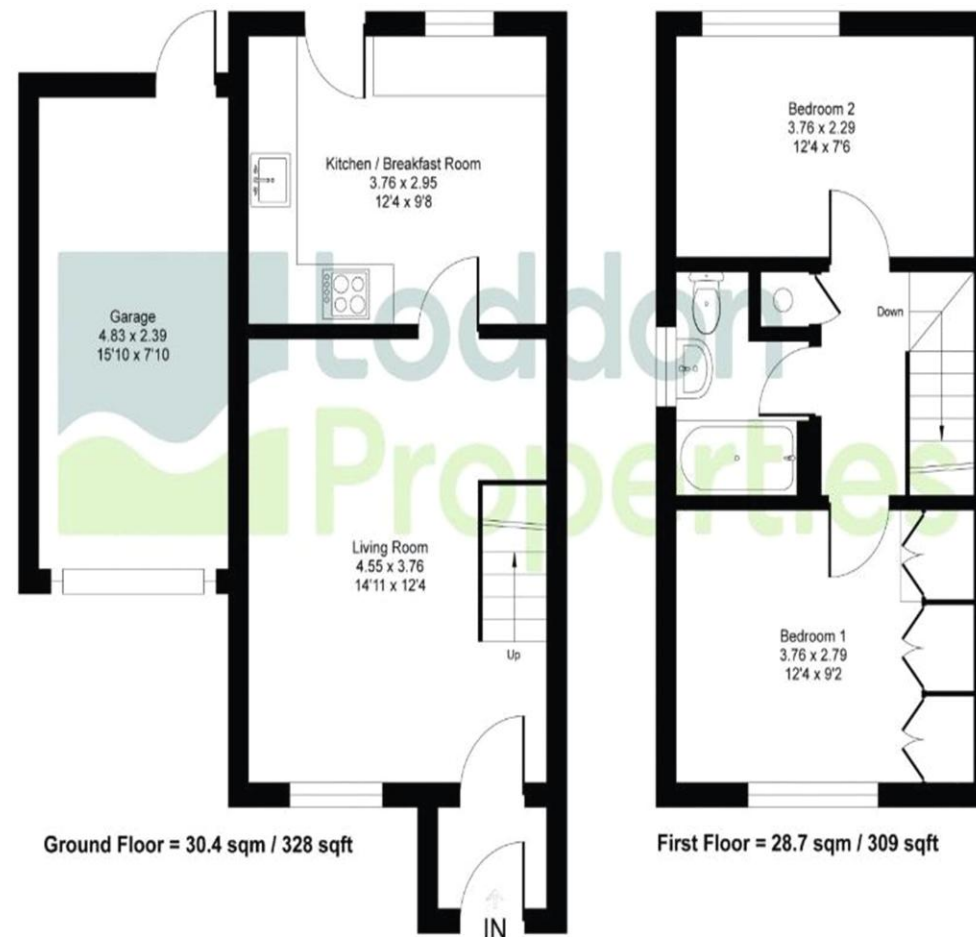


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(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	

## Ellington Drive

Approximate Gross Internal Area = 59.1 sq m / 637 sq ft  
 Approximate Garage Internal Area = 11.5 sq m / 124 sq ft  
 Approximate Total Internal Area = 70.6 sq m / 761 sq ft



Ground Floor = 30.4 sqm / 328 sqft

First Floor = 28.7 sqm / 309 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.