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George Street, Brookvale, Basingstoke

Guide price £325,000

BELVOIR!



Key Features

- >Favoured Brookvale area of the town
- >Extended
- >2 Double Bedrooms
- >2 Reception Rooms
- >Stunning fitted Kitchen/Breakfast room
- >Lovely first floor bathroom with shower
- >Rear Garden
- >EPC rating D
- >Close to amenities
- >Close to Basingstoke College of Technology



PROPERTY:

The property has been owned by present owner for many years and has been beautifully maintained and upgraded. The overall accommodation has two double bedrooms with a first floor bathroom which has an additional shower, two ground floor reception rooms, large kitchen/breakfast room with double doors to the rear garden.

On entry to the property at the front, you proceed into a hallway which provides access to the living room with front aspect via a bay window. Dining room which has a rear garden aspect and then access through to the fitted kitchen which has a good range of quality units, worktops and appliances. The first floor bedrooms are of good proportions recesses for wardrobes in both of these rooms. The larger of the two has a front aspect and the other has a rear garden aspect. The quality fitted bathroom completes the accommodation.



OUTSIDE:

The gardens are a mature and pleasant feature of the property with a timber shed to the rear boundary and a gate with access at the back.

LOCATION:

Situated in Brookvale, the property offers easy access to town centre as well as many additional retail amenities and services which are located nearby including Milestones Museum, the Leisure Park, Morrisons superstore and Basingstoke College of technology, all of which are within easy walking distance. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.



TENURE: Freehold

LOCAL AUTHORITY: -Basingstoke & Deane

COUNCIL TAX: Band C

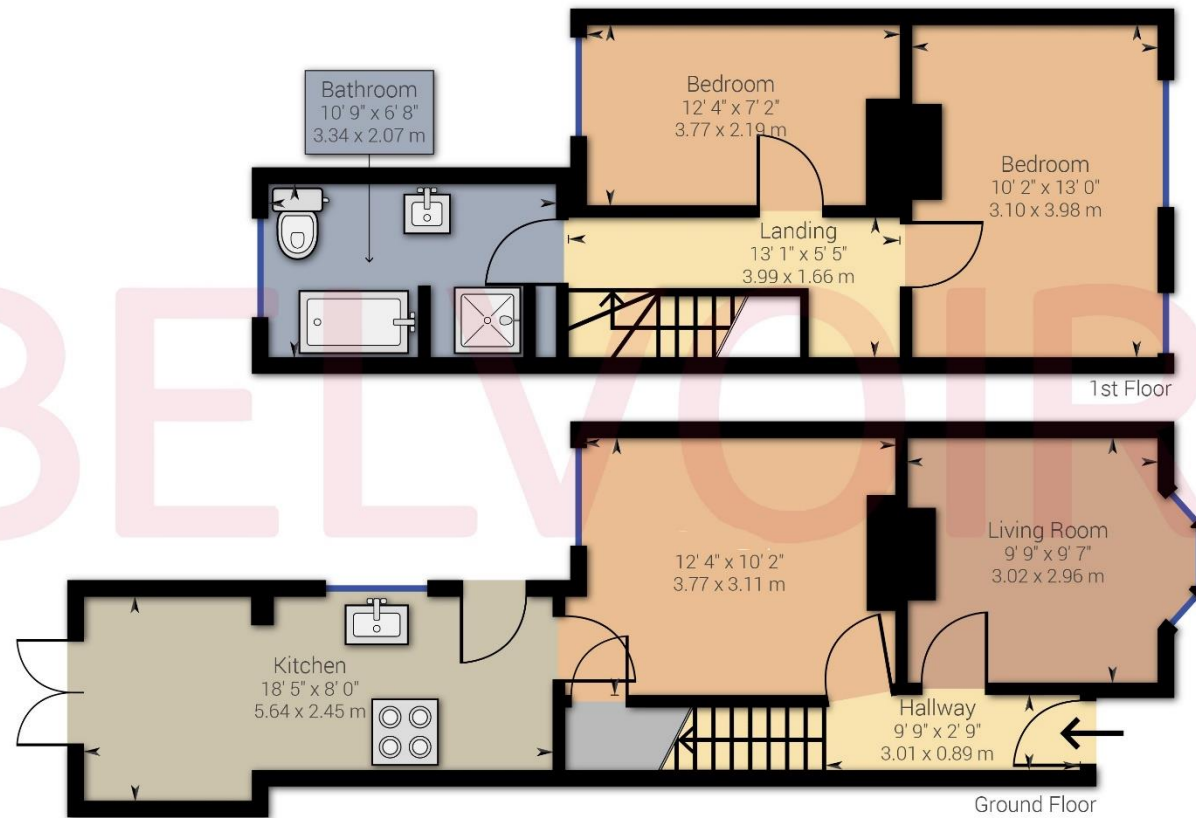
EPC: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







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Approximate net internal area: 755.53 ft² / 70.2 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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