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Sorrells Close, Chineham, Basingstoke

Guide price £275,000

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## **PROPERTY**

This well-presented two-bedroom Charles Church built corner house is situated in a quiet, popular and convenient location in Chineham, offering easy access to local amenities and transport links.

## **ACCOMODATION**

On entry to the property at the front, you proceed into a small entrance lobby with access to a cloakroom WC and storage cupboard. From here access is provided to a well-proportioned living room with double aspect and under-stairs storage. This room links the kitchen which is of good proportions with a range of fitted wall and base units and quality appliances. From the living room, stairs provide access to the first floor landing which serves the two bedrooms and has access to the part-boarded loft space.

The spacious double aspect main bedroom benefits from having a built-in double wardrobe cupboard, providing excellent storage space. The second bedroom also has a built-in wardrobe. The fitted bathroom is accessed from the landing and comprises a bath with shower overhead, hand basin, and WC.

The property benefits from having a combi- gas fired central heating boiler and double glazing throughout, ensuring a warm and comfortable living environment. The property also benefits from having an allocated parking space and garden to the front. Recent external upgrades include replacement soffits, fascia's, bargeboards and guttering. Overall, this well-maintained and tastefully presented property would make an ideal home for first-time buyers or those looking to downsize.

## **LOCATION**

The property is located in a quiet cul-de-sac, just a short distance from local shops at Chineham Centre with its extensive range of amenities, facilities and services. The town centre of Basingstoke is also readily accessible with the Festival Place shopping centre, mainline railway station and sports centre among the main features.



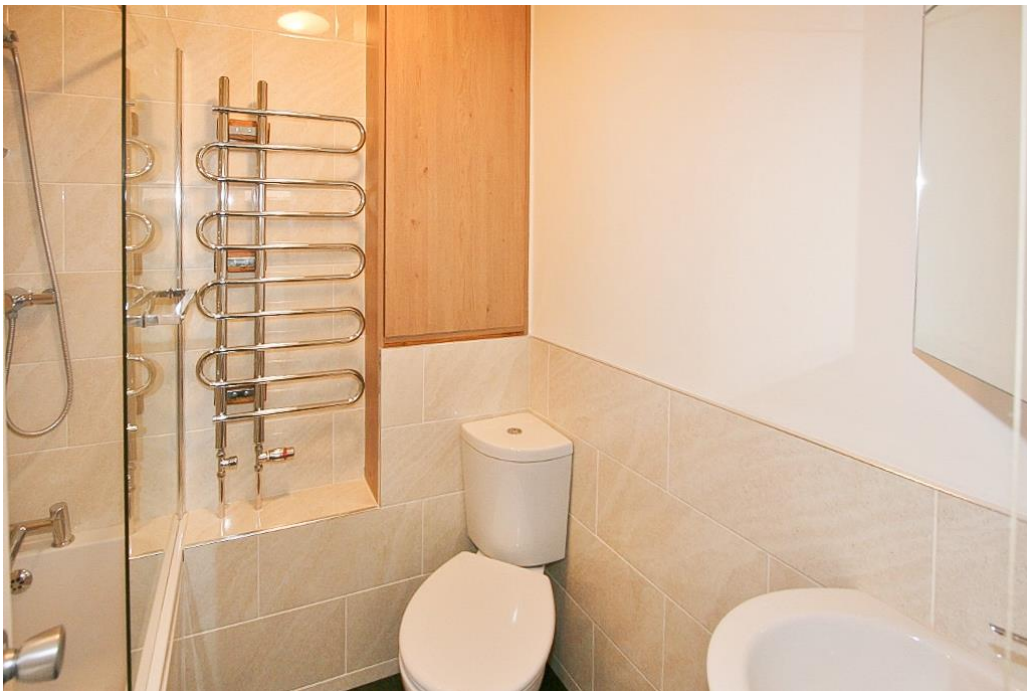


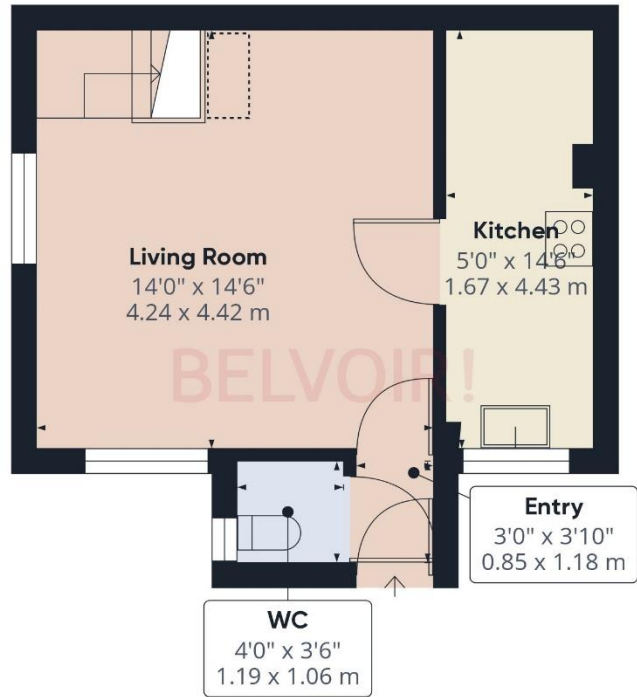
**LOCAL AUTHORITY** – Basingstoke & Deane

**COUNCIL TAX BAND** - C

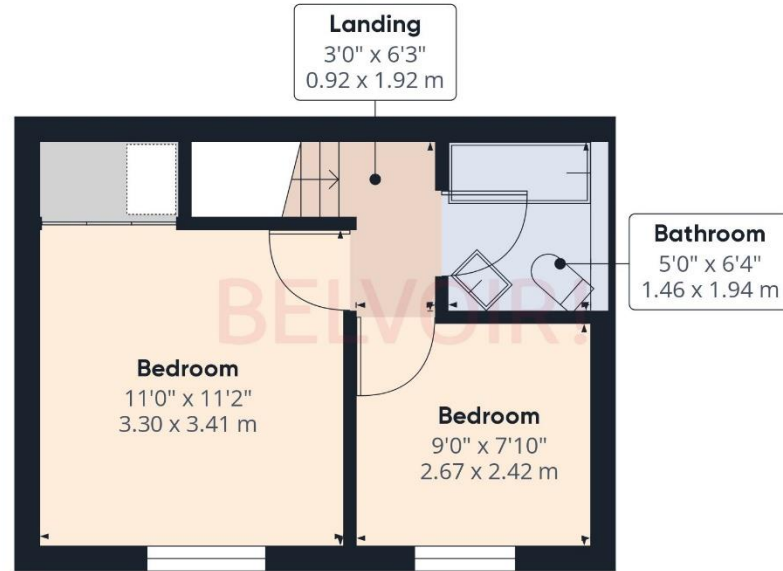
**TENURE** – Freehold

**EPC** – Data to be added here:





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

563.28 ft<sup>2</sup>  
52.33 m<sup>2</sup>

**Reduced headroom**

4.52 ft<sup>2</sup>  
0.42 m<sup>2</sup>

(1) Excluding balconies and terraces

⌚ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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