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Damsel Path, Basingstoke

BELVOIR!

Guide price £369,500

Key Features

> Beautifully presented family home
> Close to town centre
> High end fittings and presentation
> Three bedrooms
> Kitchen/breakfast room
> Living room
> Conservatory
> Bathroom
> Lovely garden with town centre views
> Off road parking for two vehicles
> Tenure: Freehold
> EPC rating D

PROPERTY

The opportunity exists to acquire this exceptionally well presented, spacious family home in a quiet cul-de-sac just a short walk to the town centre shops and services. The overall accommodation has been upgraded with new flooring, new high quality windows and has been redecorated to a very high standard.

ACCOMMODATION

On entry to the property at the front, you proceed into a hallway which provides access to the lounge and kitchen/breakfast room. The lounge is a great feature with an aspect to the front and access through to the conservatory. The kitchen is fitted with a range of quality units, worktops and appliances and has a double aspect to the front and rear as well as a door to the rear garden. The first-floor bedrooms are of good proportions and a family bathroom completes the accommodation.

OUTSIDE

The garden to the rear is a pleasant feature of the property with a lawn and side access. There are two areas of decking and a detached summer house/shed towards the rear. To the front there is a driveway with off road parking for two vehicles.

LOCATION

Situated close to the town centre on the periphery of Eastrop park, the property offers easy access to the shops, railway station, schools and the Festival Place shopping centre. The mainline station has fast rail links to London (around 50 minutes) and Southampton (around 30 minutes). The M3 motorway links to London and the coast at junction 6, within 5 minutes drive.

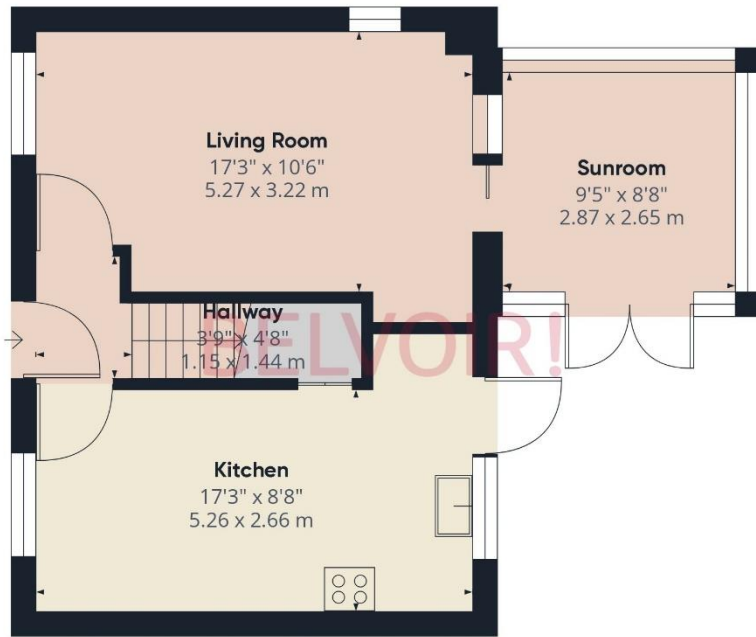**LOCAL AUTHORITY** Basingstoke & Deane

COUNCIL TAX Band C

EPC D

Living Room
17'3" x 10'6"
5.27 x 3.22 m

Sunroom
9'5" x 8'8"
2.87 x 2.65 m

Hallway
3'9" x 4'8"
1.15 x 1.44 m

Kitchen
17'3" x 8'8"
5.26 x 2.66 m

Ground Floor Building 1

Bathroom
7'6" x 6'6"
2.30 x 1.99 m

Bedroom
9'6" x 10'3"
2.91 x 3.14 m

Landing
4'1" x 9'8"
1.25 x 2.97 m

Bedroom
7'0" x 8'11"
2.14 x 2.73 m

Bedroom
10'0" x 6'0"
3.06 x 1.83 m
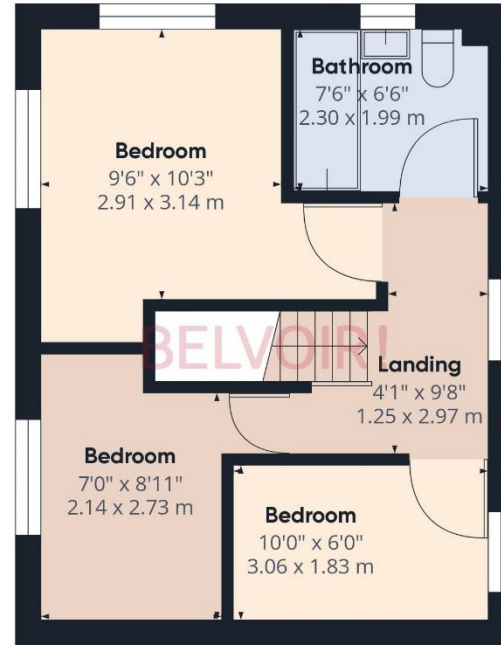
Floor 1 Building 1
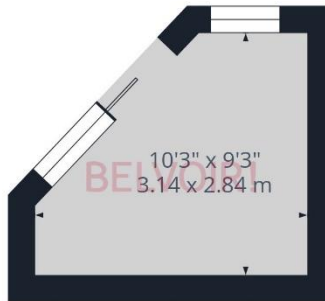
Approximate total area(1)

923.01 ft²

85.75 m²

10'3" x 9'3"
3.14 x 2.84 m

Ground Floor Building 2

(1) Excluding balconies and terraces

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

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