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Willoughby Way, Basingstoke

Guide price £275,000

**BELVOIR!**



## PROPERTY

The opportunity exists to acquire this enlarged two double bedroom end of terraced home in a quiet cul-de-sac in Winklebury with just a short walk to local amenities, shops and services. The overall accommodation has two spacious bedrooms, shower room, a large lounge into dining room, sociable kitchen/breakfast room, utility room and ground floor WC.

On entry to the property at the front, you proceed into a hallway which provides access to the lounge and first floor via stairs. The lounge/dining room is a great feature having been extended to the rear around 20 years ago with a rear garden aspect. The modern kitchen/breakfast room has the emphasis on sociable living with a door to the outside at the front from the utility room which is adjoining the kitchen. The first-floor bedrooms are of good proportions and a shower room completes the accommodation.

## OUTSIDE

The garden to the rear is laid to lawn with a patio and a mature, colourful selection of shrubs and small trees. Parking is available in a public courtyard car park to the front, and on the street to the side.

## LOCATION

Situated in Winklebury, the property offers easy access to the town centre and railway station, Basingstoke Hospital, schools and local shops and amenities nearby. It also offers easy access to the Ring road towards Reading and the M3 motorway and there is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

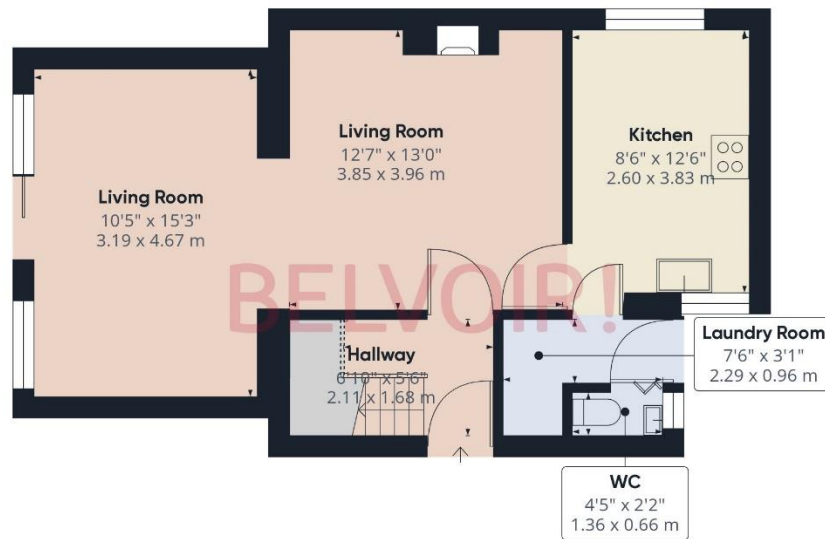
**LOCAL AUTHORITY** Basingstoke & Deane

**COUNCIL TAX** Band C

**EPC** C







Ground Floor



Floor 1

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

859.5 ft<sup>2</sup>

79.85 m<sup>2</sup>

Reduced headroom

0.43 ft<sup>2</sup>

0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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