



2  1  1 

Grainger Close, Basingstoke

Guide price £240,000

**BELVOIR!**





## INTRODUCTION

An excellent opportunity to own this beautifully presented first floor two-bedroom maisonette, perfectly positioned in a quiet cul-de-sac. Offering both comfort and convenience, this charming home is ideal for first-time buyers or those seeking a promising investment.

## PROPERTY

These maisonettes are consistently popular thanks to their generous room sizes, and this particular property has been updated to a high standard. With its own private entrance, you are welcomed by a bright first-floor landing that also provides loft access.

The main living area features a spacious lounge/diner, perfect for both everyday living and entertaining guests. The separate kitchen has recently been installed, with an integrated oven and hob, along with space for a washing machine and fridge freezer.

The bathroom features a modern four-piece suite, including a separate shower cubicle, bath, wash basin, and WC, with tiled walls providing a clean, contemporary finish. Both bedrooms are comfortable doubles, with the generously sized main bedroom benefitting from direct access to a private front-facing balcony.

Externally, the property enjoys its own private section of rear garden, which is a real sun trap and features a decked seating area and lawn, along with a gate for convenient access. A garage is included and located in a nearby block, with plenty of residents' parking available within the close.

## LOCATION

Brighton Hill remains a very popular and convenient location for access to local facilities as well as the wider town. With top schools like Brighton Hill Community School and Chalk Ridge Primary nearby, it's a hit with families. For shopping, a large Asda, retail park, and local eateries are on your doorstep. For downtime, explore parks, the Leisure Park's activities, or head into Basingstoke town centre, just three miles away. Commuters will love the M3 access and a train station whisking you to London Waterloo in 45 minutes. Brighton Hill offers a vibrant lifestyle with unbeatable connections; perfect for families, professionals, and investors alike.





**LOCAL AUTHORITY** Basingstoke and Deane Borough Council

**COUNCIL TAX** Band B

**TENURE** Leasehold

**LEASE** 100 years from February 2021

**GROUND RENT** £175 per annum

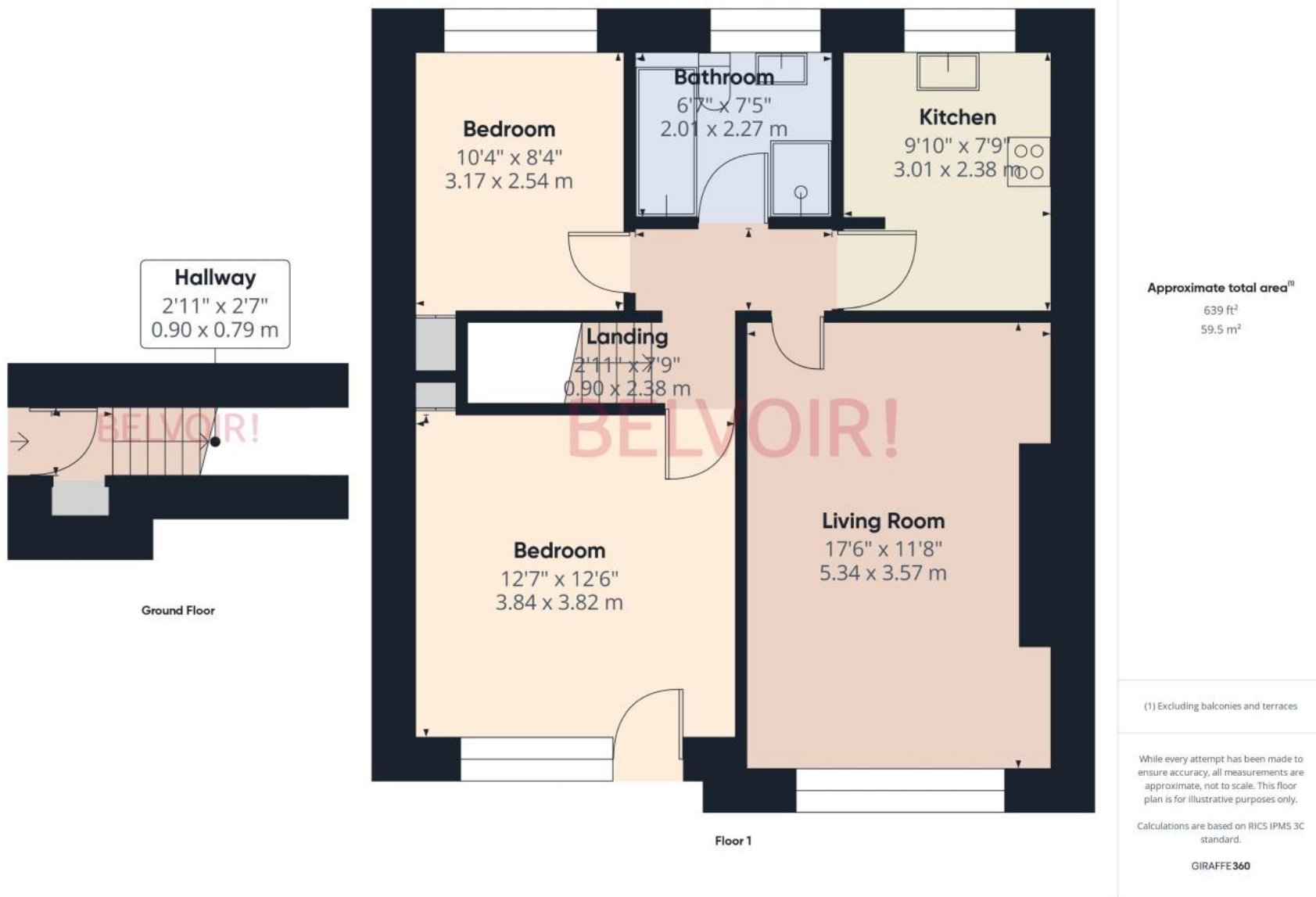
**SERVICE CHARGE** N/A

**EPC** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Contact us today to arrange a viewing...

[www.belvoir.co.uk/offices/basingstoke](http://www.belvoir.co.uk/offices/basingstoke)

# BELVOIR!

01256 830800