



Connells

Thames Court
Riverdene, Basingstoke



Property Description

Offered for sale with no onward chain is this three bedroom, mid-terraced home. The property comprises a lounge, refitted kitchen breakfast room, downstairs shower cloakroom, two double bedrooms, one single bedroom, re-fitted bathroom suite, rear garden, double glazed windows and a detached garage.

Situated in Riverdene, the property benefits from being close to Eastrop Park, The War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.



Entrance Hall

Double glazed glass panel front door, double glazed frosted window to side aspect, stairs to first floor with doors to:

Shower Cloakroom

Shower cubicle, low level WC, wall mounted wash hand basin, double glazed frosted window to side aspect and parted tiled walls.

Lounge

17' 1" max x 14' 6" max (5.21m max x 4.42m max)

Double glazed window to front aspect and under stair storage cupboard with door to:

Kitchen Breakfast Room

17' 6" max x 9' max (5.33m max x 2.74m max)

Refitted and comprises work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with hood over, fitted electric oven, one and a half bowl stainless steel sink with drain and mixer tap, space for upright fridge freezer, space for washing machine, space for tumble dryer, space for slim line dishwasher, double glazed window to rear aspect and double glazed French doors to rear garden.

Upstairs Landing

Doors to:

Bedroom One

12' 10" max x 10' max (3.91m max x 3.05m max)

Double glazed window to rear aspect and wardrobe.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Double glazed window to front aspect and two storage cupboards.

Bedroom Three

10' max x 7' 10" max (3.05m max x 2.39m max)

Double glazed window to rear aspect and double wardrobe with cupboards over.

Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, double glazed frosted window to front aspect and part tiled walls.

Outside

Rear Garden

Small patio area with remainder laid to lawn, fully enclosed with gate for rear access.

Garage

The garage can be found in a nearby block with an up and over door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online [connells.co.uk/Property/BTK312662](https://www.connells.co.uk/Property/BTK312662)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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