



Connells

Hatch Lane
Old Basing Basingstoke



Property Description

This two bedroom semi-detached house is offered to the market with no onward chain and is in need of updating. The property features an entrance hall, living room, kitchen, dining room, main bathroom, rear garden, driveway parking and a garage/workshop

Located in Old Basing, the property benefits from being within walking distance to plenty of parks, fields and open space. Also situated within the historic village is Old Basing Infant School, St Mary's Church and Basing House, making it the perfect location for a family home. Basingstoke's town centre is just over 3 miles away which houses the Festival Place Shopping Centre, offering a variety of shops, restaurants, bars and entertainments facilities. There is plenty of options for public transport with bus routes into and across the town.

Agents Notes:

-It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Stairs to first floor, storage cupboard, double glazed window to side aspect and doors to:

Sitting Room

20' 7" x 10' 8" (6.27m x 3.25m)
Feature fireplace and double glazed sliding doors to rear garden.

Dining Room

10' 9" x 10' (3.28m x 3.05m)
Feature fireplace and double glazed window to front aspect.

Kitchen

16' 1" max x 6' 1" (4.90m max x 1.85m)
Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, double glazed windows to side and rear aspects, electric oven with four ring electric hob and hood over, space for washing machine, space for fridge freezer and part tiled walls.

Bathroom

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



Upstairs Landing

Doors to:

Bedroom One

11' x 10' 2" (3.35m x 3.10m)

Built in wardrobe, access to store room with the potential to be made into an en-suite and double glazed window to rear aspect.

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

Double glazed window to front aspect.

Outside

Front Garden

Laid to lawn with driveway.

Rear Garden

Part shingle driveway and part patio with remainder laid to lawn, wooden fence enclosed and wooden gate with access to front.

Parking

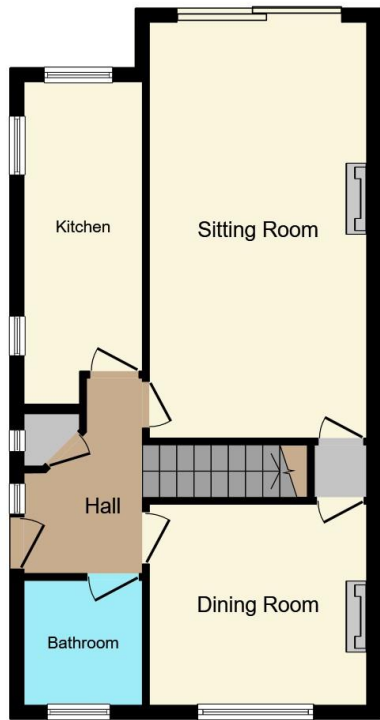
The property benefits from driveway parking and leads to:

Garage

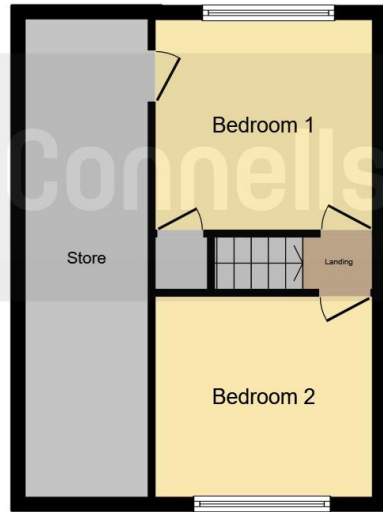
24' x 17' (7.32m x 5.18m)

Electric assisted up and over door, power and light, 16 foot long pit which includes lights, power sockets and a soakaway.

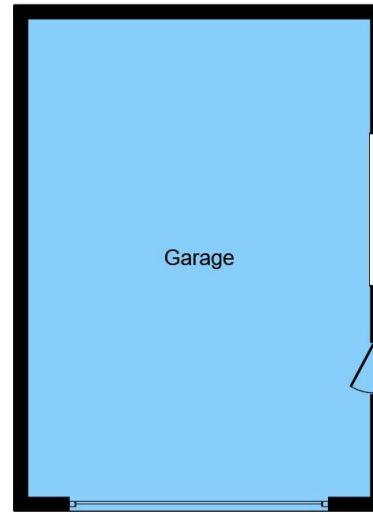




Ground Floor



First Floor



Garage

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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EPC Rating: C

view this property online connells.co.uk/Property/BTK312803



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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