



**Connells**

Wessex Grange, Reading Road  
Sherfield-On-Loddon, Hook



### Property Description

Offered to the market with no onward chain, is this first floor apartment positioned in the popular building of Wessex Grange. The property comprises of an entrance hallway with cupboard space, a spacious lounge diner, contemporary fitted kitchen, one double bedroom, one single bedroom and a four piece bathroom suite. It additionally benefits from access to a communal garden, an allocated parking space and visitor parking.

Situated of the edge of Chineham, within the development of Sherfield Park, the home is just under five miles from the Basingstoke Town Centre and is only a 30 minute drive away from Reading. The Town centre houses the mainline Train Station to London Waterloo and the Festival Place Shopping centre, offering a variety of shops, restaurants, bars, leisure facilities and entertainment including a Vue Cinema. There are a number of supermarkets, convenience stores and retail parks close within the local area. The M3, A339 to Newbury and A33 to Reading are all easily accessible via car.



## Entrance Hall

Airing cupboard, storage cupboard and doors to:

## Lounge Diner

15' 4" max x 14' 9" max ( 4.67m max x 4.50m max )

Double glazed window to rear aspect and open archway to:

## Kitchen

11' 1" max x 5' 7" max ( 3.38m max x 1.70m max )

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, fitted four ring electric hob with double electric oven under and extractor hood over, integrated upright fridge freezer and integrated washing machine.

## Bedroom One

14' 4" max x 9' 7" max ( 4.37m max x 2.92m max )

Double glazed window to rear aspect and two built in wardrobes.

## Bedroom Two

10' 9" max x 6' 8" max ( 3.28m max x 2.03m max )

Double glazed window to rear aspect and built in cupboard.

## Bathroom

Panel enclosed bath, walk in shower cubicle, low level WC, vanity wash hand basin and heated towel rail.

## Parking

The property benefits from an allocated parking space and visitor parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BTK313406](http://connells.co.uk/Property/BTK313406)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2001. 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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