



**Connells**

Warwick Road  
Winklebury, Basingstoke



### Property Description

Offered to the market is this mid-terraced home positioned on a quiet walkway. The ground floor consists of an entrance porch, internal hallway, cloakroom with utility space, recently re-fitted kitchen diner and a spacious living room. The upstairs features two double bedrooms, one single bedroom and a family bathroom. Externally, the property has a front garden and an enclosed rear garden. It additionally benefits from a nine year old boiler and plenty of communal parking spaces.

Situated in the popular residential area of Winklebury, the property is less than three miles from Basingstoke's Town centre which houses the Festival Place shopping centre, providing a variety of shops, restaurants, bars, and leisure facilities. Also within the Town, is the Basingstoke Bus Station and mainline Train Station which has a direct link to London Waterloo. The home benefits from only being a short walk away from the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, indoor skydiving, bowling, an Odeon Cinema, the Milestones Museum and multiple restaurants. The A339 to Newbury, A33 to Reading and M3 are all easily accessible via car making it the perfect location for commuting.



## Entrance Porch

Space for items and door to:

## Hallway

Stairs to first floor and doors to:

## Cloakroom

Low level WC, vanity wash hand basin, space for washing machine and double glazed frosted window to rear aspect.

## Kitchen Diner

17' max x 9' 10" max ( 5.18m max x 3.00m 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 electric oven under and extractor hood over, space for dishwasher, space for upright fridge freezer, double glazed window to rear aspect, door to rear garden and open to:

## Living Room

17' max x 12' 8" max ( 5.18m max x 3.86m max )

Two double glazed windows to front aspect.

## First Floor Landing

Airing cupboard, storage cupboard and doors to:

## Bedroom One

9' 10" max x 9' 7" max ( 3.00m max x 2.92m max )

Double glazed window to front aspect and built in cupboards.

## Bedroom Two

13' 2" max x 8' 11" max ( 4.01m max x 2.72m max )

Double glazed window to rear aspect.

## Bedroom Three

12' max x 6' 6" max ( 3.66m max x 1.98m max )

Double glazed window to front aspect.

## Bathroom

Panel enclosed bath, low level WC, pedestal wash hand basin and double glazed frosted window to rear aspect.

## Outside

### Front Garden

Laid to lawn with pathway to front door.

### Rear Garden

Part patio with remainder laid to lawn and wood panel fence enclosed with gate for rear access.

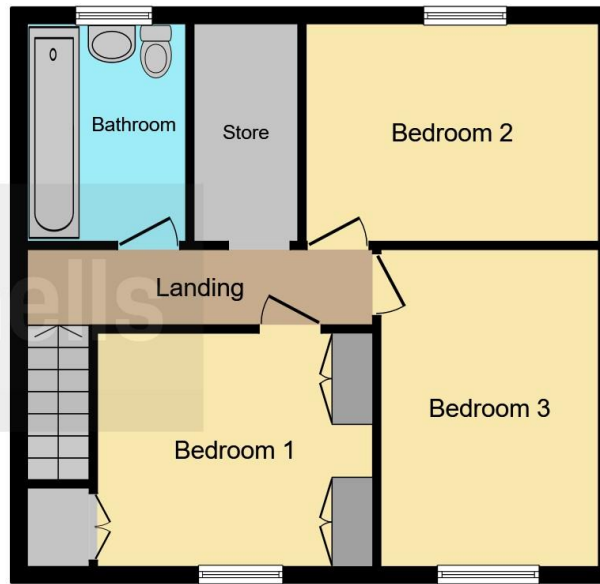
## Parking

The property benefits from access to communal parking.





**Ground Floor**



**First Floor**



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**EPC Rating: C**

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Tenure: Freehold



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