



Connells

Ferguson Close
Basingstoke



Property Description

The property is situated just under three miles out from Basingstoke's Town Centre which houses the Festival Place Shopping Centre, offering a wide range of leisure and entertainment facilities, shops, restaurants, bars and take away facilities. Also within the Town Centre has the mainline train station with a direct line to London Waterloo and links across the country. The local area has a number of schools, nurseries and college's, making this a great location for a family with children of all ages. There is easy access to the M3 and A30 as both are only a short drive away from the property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

Porch

Double glazed glass panel door to:

Entrance Hall

Under stairs storage cupboard, stairs to first floor, door to garage, doors to:

Cloakroom

Low-level WC, vanity wash hand basin, part tiled walls, double glazed, frosted window to side aspect

Lounge

15' 10" x 12' max (4.83m x 3.66m max)
Double glazed window to front aspect, gas coal effect living flame fire with surround

Dining Room

12' 4" x 10' 6" (3.76m x 3.20m)
Double glazed sliding door to rear garden, serving hatch to:

Kitchen

11' x 9' (3.35m x 2.74m)
Roll top work surfaces with cupboards and drawers under and cupboards over, one and half bowl stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, double glazed glass panel door to rear garden, fitted four ring gas hob with hood over, fitted electric double oven, concealed washing machine, concealed upright fridge/freezer, concealed fridge, cupboard housing gas boiler

Upstairs

Landing

Airing cupboard, double glazed window to side aspect, loft access, doors to:

Bedroom 1

14' 2" x 10' (4.32m x 3.05m)
Double glazed window to front aspect, double wardrobe

Bedroom 2

13' 1" x 8' 9" (3.99m x 2.67m)

Double glazed window to rear aspect, double wardrobe

Bedroom 3

12' 10" x 8' 5" (3.91m x 2.57m)
Double glazed window to front aspect, double wardrobe

Bedroom 4

9' 2" x 8' 1" (2.79m x 2.46m)
Double glazed window to rear aspect, double wardrobe

Bathroom

Panel enclosed bath with mixer tap and shower over, vanity wash hand basin, low-level WC, double glazed frosted window to side aspect, part tiled walls, heated towel rail

Outside

Rear Garden

Part patio, remainder laid to lawn, timber built shed, greenhouse, fully enclosed gate for side access

Parking

The property has driveway parking which leads to:

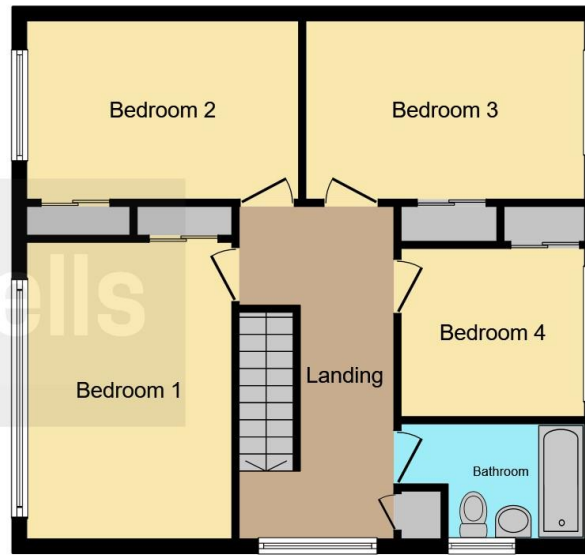
Garage

16' 9" x 8' 8" (5.11m x 2.64m)
Up and over door, power and lights





Ground Floor



First Floor



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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BTK313616

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.

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Property Ref: BTK313616 - 0008