



Connells

Hatch Lane
Old Basing Basingstoke



Property Description

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 entertainment facilities. There is plenty of options for public transport with bus routes into and across the town.

Entrance Hall

Double glazed glass panel front door, doors to:

Lounge/Diner

23' 1" max x 10' max (7.04m max x 3.05m max)

Double glazed sliding door to rear garden, skylight window, double glazed window to side aspect

Kitchen

15' 1" x 8' 1" (4.60m x 2.46m)

Refitted and comprises roll top work surfaces with cupboards and drawers under and cupboards over, one and half bowl sink with drainer and mixer tap, double glazed window to rear aspect, double glazed glass door to rear garden, fitted four ring electric hob with hood over, fitted electric oven, built in microwave, space for under counter fridge and freezer, space for washing machine, wall mounted gas boiler

Bedroom One

11' 1" x 11' (3.38m x 3.35m)

Double glazed window to front aspect, full width fitted wardrobe with mirrored sliding doors,

Bedroom Two

15' 1" x 10' 10" max (4.60m x 3.30m max)

Double glazed window to front aspect, airing cupboard, wardrobe

Shower Room

Double shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, partly tiled walls, double glazed frosted windows to side aspect.

Outside

Rear Garden

A good size non over looked rear garden comprising of part patio with remainder laid to lawn, outside tap, fully enclosed, gate for side access, courtesy coach light, security sensor light

Parking

Driveway

Ample driveway parking for multiple vehicles with access leading to the garage/workshop - (access to the garage measurement is 7'4" x 7'1")

Garage/Workshop

33' 4" x 13' 5" (10.16m x 4.09m)

Electric roller door, power & light, inspection pit, double glazed glass panel door to rear garden









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

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BTK313708



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK313708 - 0005