



Connells

Western Way
South Ham Basingstoke



Property Description

The property is near to local amenities including The Co-Op and is within close proximity to Morrisons Supermarket, Lidl's and Basingstoke Leisure Park. There is a regular bus service into the Basingstoke Town Centre and railway station as well as excellent commuter links.

Double Glazed Glass Panel Door

Entrance Hall

Stairs to first floor, door to:

Kitchen

12' 5" not into door recess x 8' 8" max (3.78m not into door recess x 2.64m max)

Refitted and comprises of roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with hood over, fitted eclectic double gas oven, concealed dishwasher, space for washing machine, stainless steel sink with drainer and mixer tap, double glazed window to front aspect. double glazed glass panel door to rear garden, storage cupboard, cupboard housing gas boiler, doorway to lounge, door to:

Cloakroom

Low-level WC, vanity wash hand basin

Lounge

15' 5" x 11' 8" not into recess (4.70m x 3.56m not into recess)

Double glazed window to front aspect, feature fireplace, storage cupboard, double glazed French doors to:

Conservatory

12' 9" x 8' 9" (3.89m x 2.67m)

Part brick and part double glazed windows, double glazed French doors to rear garden, power and light

Upstairs

Landing

Loft access, double glazed window to rear aspect, doors to:

Bedroom 1

11' 6" x 8' 6" not into recess (3.51m x 2.59m not into recess)

Double glazed window to front aspect

Bedroom 2

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to front aspect, wardrobe

Bedroom 3

8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to rear aspect

Shower Room

Refitted and comprises walk in shower cubicle. vanity wash hand basin, low-level WC, double glazed frosted window to rear aspect

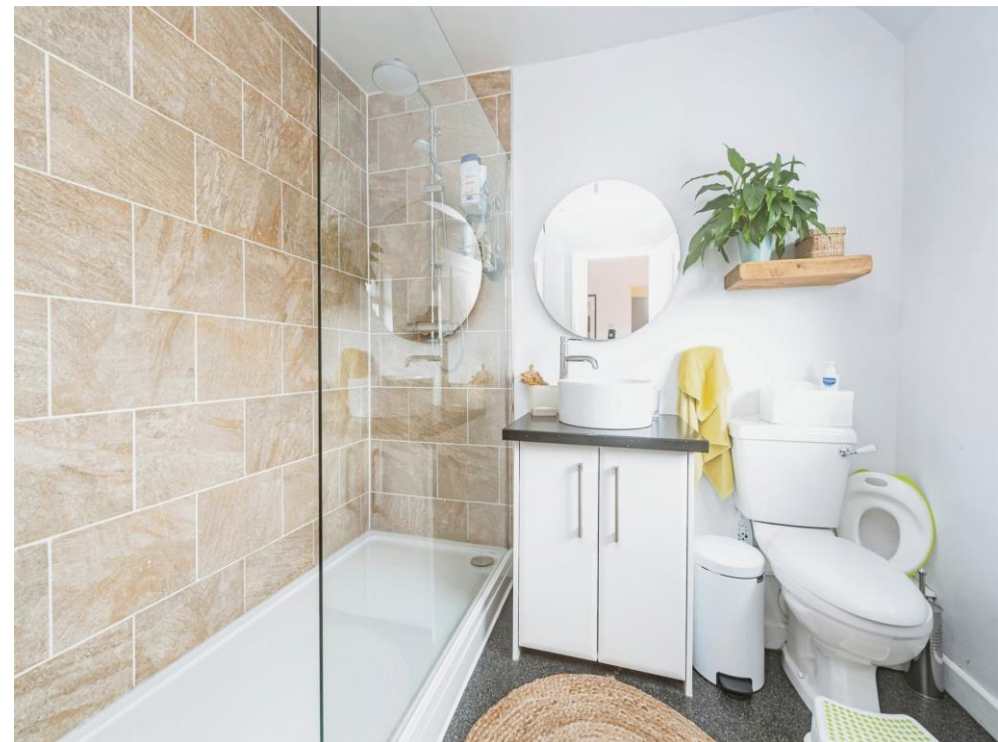
Outside

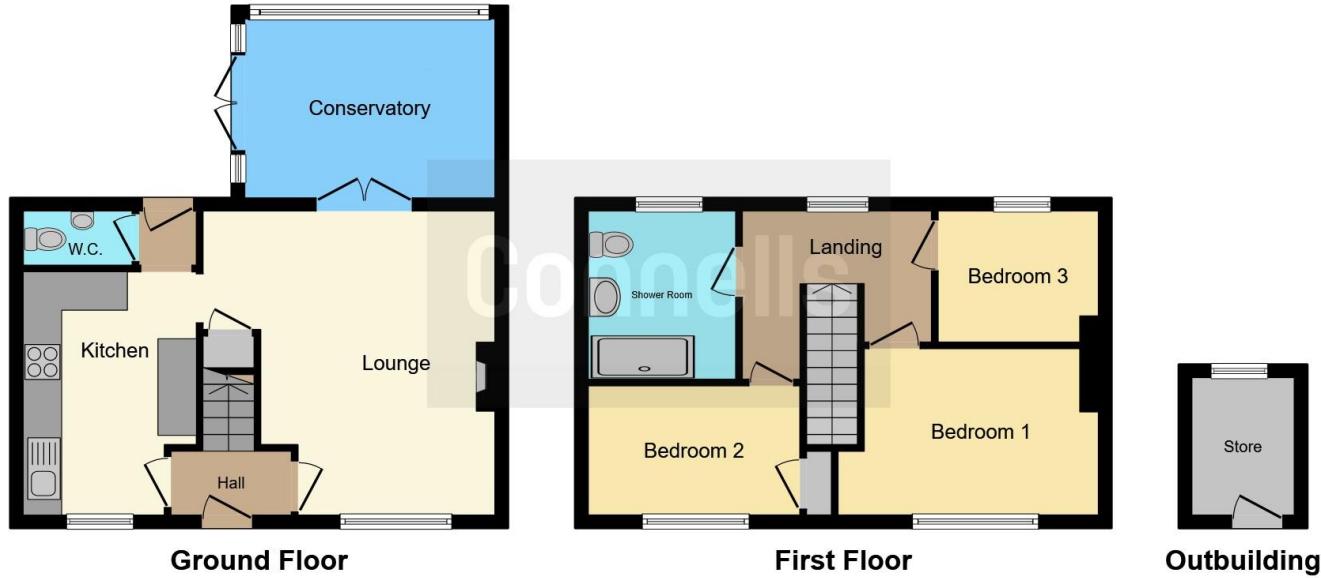
Rear Garden

Mainly laid to patio, outside tap, fully enclosed, gate for side access, brick shed with light

Parking

Driveway parking can be found to the front of the property





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: Awaited

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Tenure: Freehold



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