



Connells

Heritage Park
Hatch Warren Basingstoke



Property Description

Hatch Warren is on the south-western outskirts of the town and a desirable location particularly popular with families due to the well regarded schooling. Nearby is also a superstore, public house and two public houses. Access to the M3 motorway is at nearby junction 7. Basingstoke offers extensive shopping and recreational facilities including an ice rink, ten pin bowling, sports centres, golf courses and the bars, shops and restaurants of Festival Place. The main line railway station has a frequent service to London (Waterloo from 46 minutes).

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.

The estate agent and auctioneer may

Glass Panel Front Door

Leading to:

Entrance Hall

Two double glazed window to front aspect, stairs to first floor, doors to:

Lounge

12' 7" x 12' 7" (3.84m x 3.84m)

Double glazed French doors to rear garden,

Dining Room

8' 8" not into bay window x 10' 7" (2.64m not into bay window x 3.23m)

Double glazed bay window to front aspect

Kitchen

9' 7" x 8' 3" not into door recess (2.92m x 2.51m not into door recess)

Roll top work surface 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 window to side aspect, four ring electric hob with electric oven under and extractor hood over, space for dishwasher, cupboard housing gas boiler

Utility Room

6' 2" x 4' 10" (1.88m x 1.47m)

Roll top work surface, stainless steel sink with drainer and mixer tap, cupboard and drawers under, also space for washing machine under work surface, double glazed glass panel door leading to garden

Upstairs

Landing

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

Bedroom 1

9' 9" not into door recess x 8' 9" (2.97m not into door recess x 2.67m)

Double glazed window to rear aspect, two double wardrobes, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low-level WC,

vanity wash hand basin, heated towel rail, part tiled walls, double glazed frosted window to side aspect

Bedroom 2

11' not into door recess x 8' 9" (3.35m not into door recess x 2.67m)

Double glazed window to front aspect, wardrobe

Bedroom 3

10' x 7' 5" not into recess (3.05m x 2.26m not into recess)

Double glazed window to rear aspect,

Bedroom 4

8' 6" x 7' 6" (2.59m x 2.29m)

Double glazed window to front aspect, wardrobe

Bathroom

Panel enclosed bath with shower over, low level WC, vanity wash hand basin, double glazed frosted window to side aspect, part tiled walls

Outside

Rear Garden

An attractive rear garden comprising of part patio part lawn, well stocked flower and shrub borders, timber built potting shed, outside tap, glass panel door to garage, fully enclosed

Parking

Driveway

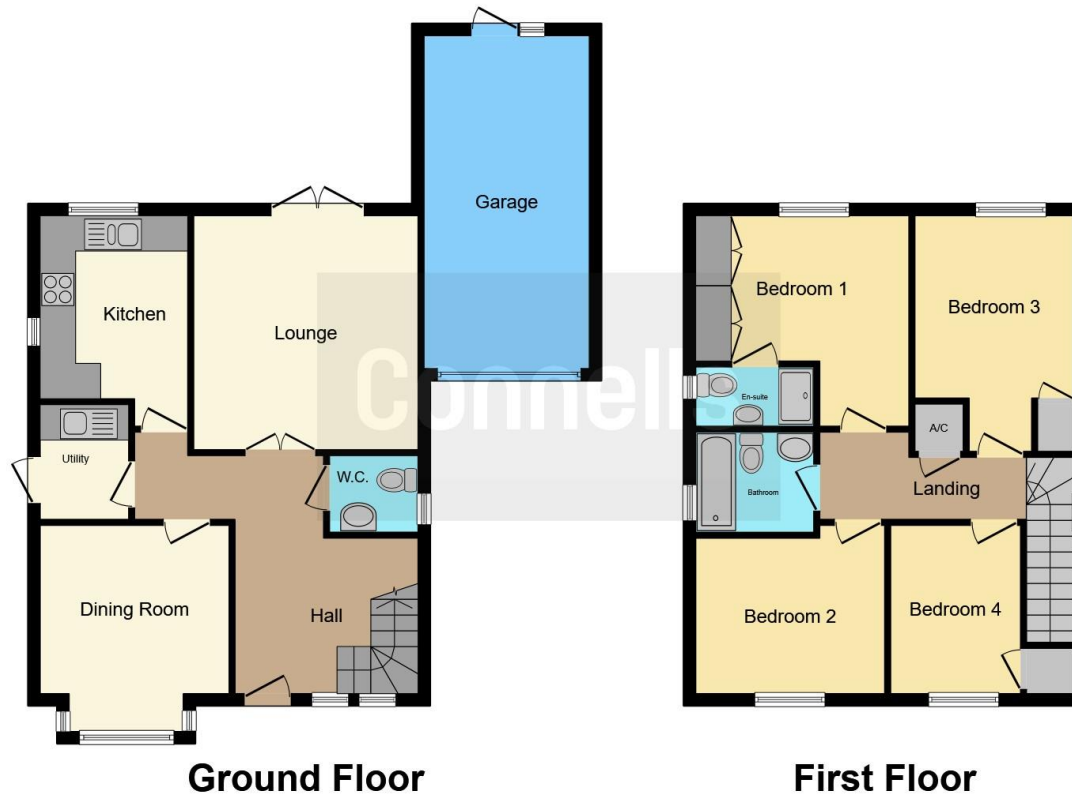
Driveway parking leading to

Garage

18' 7" x 9' (5.66m x 2.74m)

Up and over door, power and light, storage in rafters above.





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

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EPC Rating: C

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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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