



Connells

Ballard Close
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.

Entrance Hall

Tiled floor, under stairs storage, radiator

Lounge/Diner

13' 8" max x 14' 8" max (4.17m max x 4.47m max)

Double glazed window to rear aspect, laminate flooring, ceiling coving, radiator

Kitchen

13' max x 8' 4" max (3.96m max x 2.54m max)

Double glazed window to front aspect, double glazed door to rear aspect, fitted kitchen comprising roll top work surfaces with cupboards and drawers under and cupboards over, one and half bowl sink with drainer and mixer tap, integrated oven with electric hob and extractor hood over, tiled floor, radiator

Utility Room

Under stairs storage housing boiler, double glazed door to side aspect, fully tiled floor, radiator

Upstairs

Landing

Laminate flooring, storage cupboard, doors to:

Bedroom 1

13' 2" x 11' 9" max (4.01m x 3.58m max)
Double glazed window to rear aspect, laminate flooring, loft hatch providing access to loft space, radiator

Bedroom 2

13' 5" x 8' 9" (4.09m x 2.67m)
Double glazed window to rear aspect, laminate flooring, radiator

Shower Room

Walk in shower cubicle, low-level WC, vanity wash hand basin, fully tiled, headed towel rail

Outside

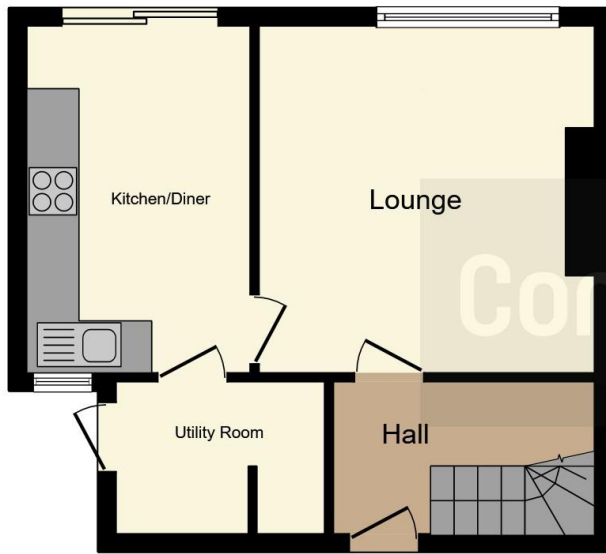
Rear Garden

Patio area to front, two raised decking areas, remainder laid to lawn

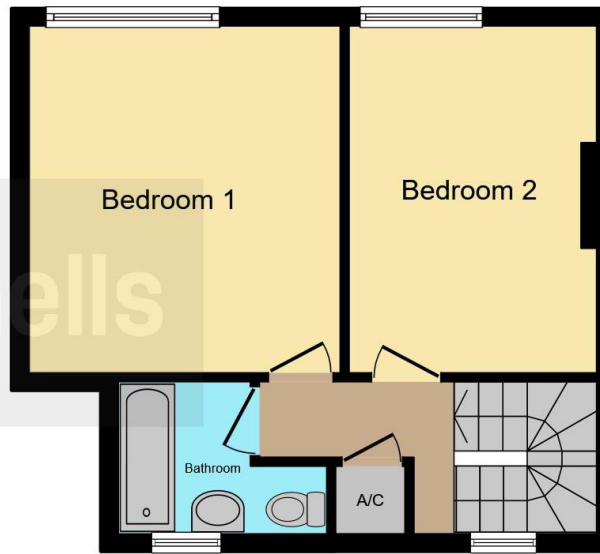
Parking

The property benefits from communal parking





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

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EPC Rating: D

view this property online connells.co.uk/Property/BTK313683

Tenure: Freehold



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