



**Connells**

Banbury Way  
Basingstoke

Banbury Way  
Basingstoke RG24 9FR

for sale offers in excess of  
**£190,000**



### Property Description

This property is located in the popular Marnel Park development, which backs on to the countryside of Sherborne St John. Within the local area there is Popley Ponds, Basing Wood, convenience stores, take-away services and a number of bus stops. Located just over 2 miles drive from the Basingstoke Town Centre, there is a wide range of shops, leisure and entertainment facilities and food and drink outlets available, along with the mainline Train Station to London Waterloo and the Basingstoke Bus Station, offering great public transport links. There is easy access, via car, to the A33 to Reading and Junction 6 of the M3, making it the ideal location for commuter links.



## Entrance Hall

Security entry phone system, double storage cupboard, doors to:

## Open Plan Kitchen/ Living Area

24' 8" x 9' 7" max ( 7.52m x 2.92m max )

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, one and a half bowl stainless steel sink with drainer and mixer tap, space for dishwasher, space for washer/dryer, cupboard housing gas boiler, two double glazed windows to front aspect, full length double glazed window to side aspect. Please note the seller will be leaving all the white goods.

## Bedroom 1

11' 8" max x 10' max ( 3.56m max x 3.05m max )

Double glazed window to rear aspect.

## Bedroom 2

9' 8" x 9' 11" ( 2.95m x 3.02m )

Double glazed window to side aspect.

## Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, double glazed frosted window to side aspect.

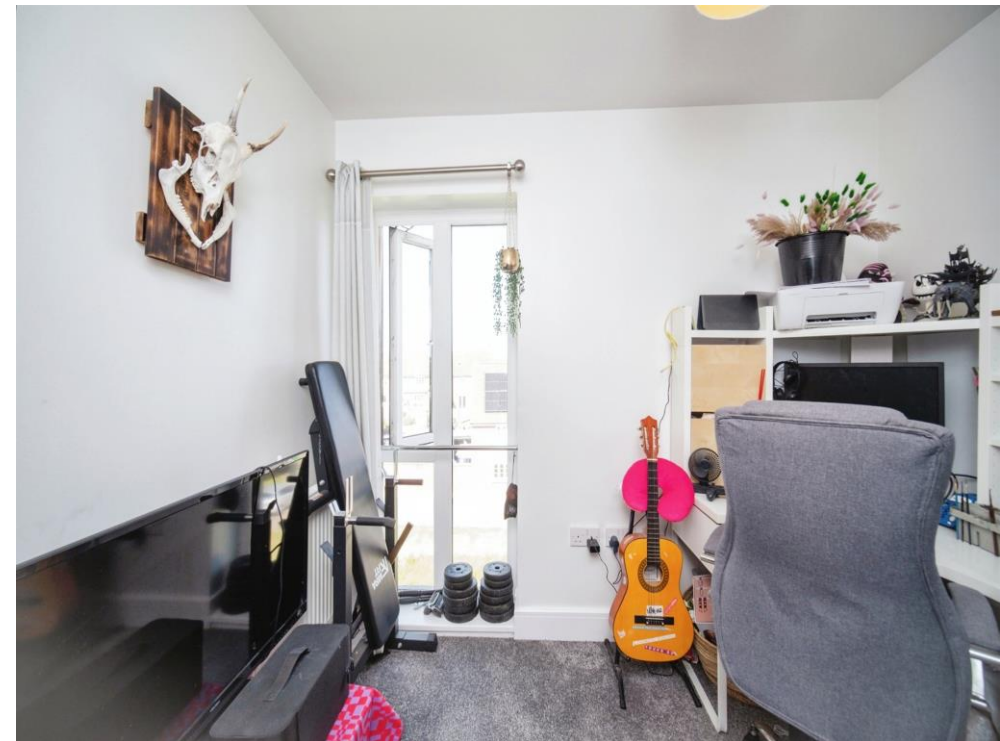
## Outside

### Communal Garden

Access to a communal garden which is laid to lawn.

### Parking

The property benefits from an allocated parking space.





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](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BTK313361](http://connells.co.uk/Property/BTK313361)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 02 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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: BTK313361 - 0007