



Connells

Faerlyodd House Cliddesden Road
Basingstoke



Property Description

Located in the heart of Basingstoke, a short distance from the Town Centre, offering a wide range of shopping and leisure facilities along with the Haymarket and Anvil theatres. There are a number of supermarkets within Basingstoke, majority of which offer home delivery services. With a bus stop just outside the property, along with the mainline train station to London Waterloo and the Basingstoke Bus Station based in the Town Centre, there are easily accessible transport links operating locally and much further afield. The property also benefits from being within walking distance to the War Memorial Park and Eastrop Park, offering large areas of open space.

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 recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Double Glazed Glass Panel Door

Leading to:

Dining Room

11' 4" x 10' 10" max (3.45m x 3.30m max)
Double glazed window to front aspect, cast iron feature fireplace, wood flooring, double doors to:

Lounge

16' 4" x 9' 7" max (4.98m x 2.92m max)
Double glazed sliding door to rear garden, cast iron fireplace with coal effect living flame fire, spiral staircase leading to first floor, door to:

Kitchen

9' 10" x 5' 9" (3.00m x 1.75m)
Refitted and comprising roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, space for washing machine, fully tiled floor, part tiled walls, door to garage

Upstairs

Landing

Two loft hatch accesses, doors to:

Bedroom 1

11' 3" x 10' restricted head height (3.43m x 3.05m restricted head height)
Double glazed window to front aspect, double wardrobe

Bedroom 2

10' 9" x 9' 10" restricted head height (3.28m x 3.00m restricted head height)
Double glazed window to front aspect, two double wardrobes

Bedroom 3

10' x 7' 6" max (3.05m x 2.29m max)
Double glazed window to rear aspect, two double wall mounted cupboards

Bathroom

Corner bath, vanity wash hand basin, low-level WC, fully tiled shower cubicle, frosted window to rear aspect, Velux window to rear aspect

Outside

Rear Garden

A lovely private rear garden mainly laid to block paving with a wood decking area. There are raised flower and shrub borders, four power points, brick built shed, security sensor light

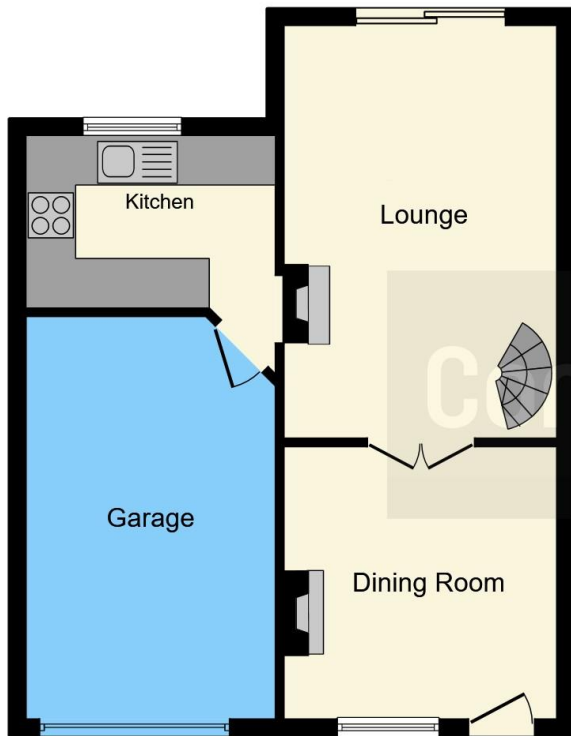
Garage

14' x 9' 10" max (4.27m x 3.00m max)
Electric up and over door, power and light, door to kitchen

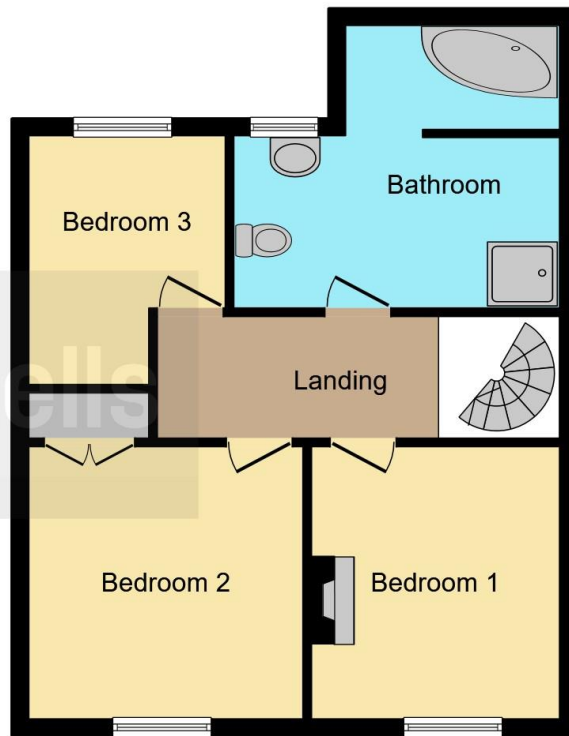
Parking

The vendor has informed us that there are resident parking spaces available at a cost of £50 per annum, there are also visitor permit spaces available upon request





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

To view this property please contact Connells on

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: Awaiting

view this property online connells.co.uk/Property/BTK313764



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.

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.

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