



Connells

Ruskin Close
Black Dam Basingstoke

Ruskin Close Black Dam Basingstoke RG21 3QH

for sale
£350,000



Property Description

The property is located in Black Dam, two miles from the Basingstoke Town Centre which offers a wide variety of shops, supermarkets, restaurants and entertainment facilities. The local area benefits from a number of Nurseries, Schools and Colleges, making it a great location for a family home. Also close by are the Black Dam Ponds and War Memorial Park, providing opportunity for walks and fresh air. There are many public transport options with regular bus services into Town and the mainline Train Station having a direct line to London Waterloo. The M3, A339 to Newbury and A33 to Reading are all easily accessible via car.

Entrance Hall

Double glazed window to front aspect, glass panel door to:

Lounge/Diner

18' x 9' 9" (5.49m x 2.97m)
Double glazed box window to front aspect, glass panel door to:

Inner Hallway

Cupboard housing gas boiler, storage cupboard, doors to:

Kitchen

10' 5" x 7' 7" (3.17m x 2.31m)
Refitted and comprises of roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with oven under and hood over, sink with drainer and mixer tap, double glazed window to front aspect, larder, space for washing machine, concealed dish washer, concealed low-level fridge and freezer,

Bedroom 1

12' x 8' 8" (3.66m x 2.64m)
double glazed window to rear aspect, double wardrobe

Bedroom 2

8' 8" x 8' not into recess (2.64m x 2.44m not into recess)
Double glazed window, glass panel door to:

Conservatory

Fully double glazed, double glazed sliding door to rear garden

Shower Room

Refitted and comprises of fully tiled shower cubicle, vanity wash hand basin, low-level WC, heated towel rail

Outside

Rear Garden

Part patio, part lawn with flower and shrub borders, outside tap, fully enclosed, double glazed glass panel door to garage

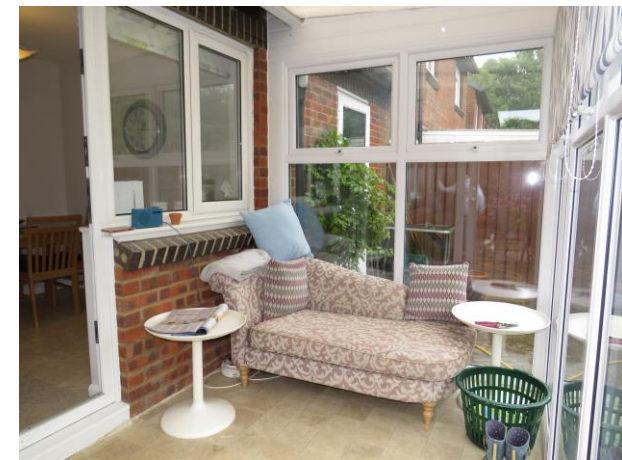
Parking

Driveway parking leading to:

Garage

Up and over door, power and light





To view this property please contact Connells on

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: D

view this property online [connells.co.uk/Property/BTK313795](https://www.connells.co.uk/Property/BTK313795)

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK313795 - 0003