



Connells

Hungerford Close
Basingstoke



Property Description

Located in Highfields, the property benefits from being local to plenty of parks, convenience stores, pubs, schools, a gym and the Manydown Farm Shop. Basingstoke's Town Centre is just over 2 miles away and houses the Festival Place shopping centre and the mainline train station to London Waterloo. The Basingstoke Leisure Park is also within walking distance offering restaurants, a cinema, ice rink, swimming centre and bowling alley. The A339 to Newbury and the M3 are only a short drive away via car providing many travel links.



Entrance Hall

Security entry phone system, storage cupboard, airing cupboard housing new combi boiler and doors to:

Lounge/Diner

20' 3" max x 13' 9" (6.17m max x 4.19m)
Double glazed windows to front and side aspects, TV Point and open to:

Kitchen

10' x 6' 6" (3.05m x 1.98m)
Roll top work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drain and mixer tap, double glazed window to front aspect, fitted four ring gas hob with electric oven under and hood over, space for washing machine, space for upright fridge freezer and part tiled walls.

Bedroom One

15' x 8' 5" (4.57m x 2.57m)
Double glazed window to front aspect.

Bedroom Two

14' 11" x 8' 11" (4.55m x 2.72m)
Double glazed window to side aspect.

Bathroom

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

Outside

Parking

The property benefits from an allocated parking space and further visitor parking spaces.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BTK313854](https://www.connells.co.uk/Property/BTK313854)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2008. 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.

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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