



**Connells**

Mallory Road  
Basingstoke

Mallory Road  
Basingstoke RG24 9GB

for sale  
£165,000



### Property Description

Situated in the popular Everest Park development, the property benefits from being within walking distance to supermarkets, convenience stores, schools, a post office and pharmacy. Basingstoke's Town Centre is only a 30 minute walk away, housing the Festival Place Shopping Centre with a wide variety of shops, restaurants, bars, entertainment and leisure facilities such as the Vue Cinema. Also located in the Town Centre is the mainline Train Station to London Waterloo and Bus station providing links across Basingstoke and the country. There is also easy access to the M3, A33 to Reading and A339 to Newbury via car making the location perfect for commuting.



## Entrance Hall

Storage cupboard with shelving, carpet, doors to:

## Open Plan Living Area

Longe Area - Double glazed window to front aspect, double glazed glass panel door to front aspect leading to balcony, laminate flooring, two radiators

Kitchen Area - flat top work surfaces with cupboards and drawers under and cupboards over, one and half bowl sink with drainer and mixer tap, two double glazed windows to side aspect, space for washing machine, space for under counter fridge, space for under counter freezer, tiled floor

## Bedroom 1

Double glazed window to front aspect, carpet, radiator, double fitted wardrobe with glass sliding doors, door to:

## En-Suite Shower Room

fully enclosed shower cubicle, low-level WC, wash hand basin

## Bedroom 2

Double glazed window to rear aspect, carpet, radiator

## Bathroom

Panel enclosed bath with shower over, low-level WC, wash hand basin, part tiled walls, tiled floor

## Parking

The property benefits from an allocated parking space





To view this property please contact Connells on

**T 01256 464566**  
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1 Wote Street  
BASINGSTOKE RG21 7NE

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BTK313858](https://www.connells.co.uk/Property/BTK313858)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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