



Connells

Queens Road
Brookvale Basingstoke

Queens Road
Brookvale Basingstoke RG21 7RH

for sale
£375,000



Property Description

This property is situated within close proximity to the town centre; Festival Place, the bus station and the railway station are all within walking distance too. There is a regular bus service which provides routes into the surrounding areas, as well as access to some of the main commuter roads such as the A339 and M3.



Glass Panel Door

Leading to:

Entrance Hall

Stairs to first floor, door to dining room, doors to:

Lounge

14' 4" into bay window x 11' max (4.37m into bay window x 3.35m max)

Double glazed bay window to front aspect, cast iron open fireplace, original picture rails.

Dining Room

11' 10" x 11' max (3.61m x 3.35m max)

Double glazed French doors to rear garden, solid fuel burner, under stairs storage cupboard, door to:

Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

Roll top work surfaces with cupboards and drawers under and cupboards over, ceramic butler sink with drainer and mixer tap, double glazed window to side aspect, space for cooker, built in extractor fan over cooker space, space for upright fridge/freezer, fully tiled floor, connections for water softener under sink, doorway to:

Utility Room

Work surface with cupboards under, space for stacked washing machine and tumble dryer, space for dishwasher, fully tiled floor, double glazed window to side aspect, door to:

Cloakroom

Low level WC, wash hand basin, wall mounted gas boiler, heated towel rail, frosted window to side aspect

Upstairs

Landing

Including loft access, doors leading to:

Bedroom 1

14' 5" max x 12' max (4.39m max x 3.66m max)

Double glazed window to front aspect, Cast iron feature fireplace, wardrobe

Bedroom 2

9' 9" Skelling x 8' 5" (2.97m Skelling x 2.57m)

Double glazed window to rear aspect

Bedroom 3

8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed window to rear aspect, cast iron feature fireplace

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, low-level WC, linen cupboard, heated towel rail

Loft Room

14' 5" restricted head height x 11' 5" (4.39m restricted head height x 3.48m)

Fully boarded with power and light ideal for use as office/gaming space/cinema room.

Outside

Rear Garden

Small patio area with remainder laid to lawn, timber built shed with power and light, further timber built shed, wood store, outside tap, fully enclosed, two gates for side and rear access

Parking

Please be advised that the property comes with on street parking





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: D

view this property online connells.co.uk/Property/BTK313457

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: BTK313457 - 0010