



Connells

Queens Road  
Basingstoke





## 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 One

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 Two

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

Double glazed window to rear aspect

### Bedroom Three

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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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