



Connells

Wylie Gardens
Basingstoke



Property Description

This property was built in 2012. Wylie Gardens can be found just three miles from Basingstoke's Festival Place shopping centre and mainline station to London Waterloo.

This property is an excellent choice for those seeking a comfortable and well-located home. Its good condition and favourable location make it a highly desirable property on the market. Viewings are highly recommended to truly appreciate the potential of this property.

Entrance Hall

Security entry phone system, two storage cupboards, doors to:

Lounge/Diner

17' 6" x 10' 1" (5.33m x 3.07m)

Two double glazed windows to side aspect, one double glazed window to rear aspect, double glazed French doors to patio garden, sliding door to:

Kitchen

10' x 6' 5" (3.05m x 1.96m)

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with eclectic oven under and hood over, stainless steel sink with drainer and mixer tap, double glazed window to side aspect, concealed upright fridge freezer, concealed washing machine, concealed dishwasher

Bedroom One

13' x 9' (max) (3.96m x 2.74m (max))

Space for king size bed with double and single wardrobes either side and cupboards over, double glazed window to rear aspect door to:

En-Suite Shower Room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, fully tiled floors, extractor fan

Bedroom Two

13' 2" x 9' 6" (4.01m x 2.90m)

Double glazed window to rear aspect

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, fully tiled floor, extractor fan

Garden

The property enjoys a private courtyard garden which is covered and opens to the communal garden which is laid to lawn









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK313842

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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