



Connells

Poynings Crescent
Basingstoke

Poynings Crescent Basingstoke RG21 3AY

for sale guide price
£375,000



Property Description

The house is situated at the bottom of a cul-de-sac amongst other detached homes. There is a local Co-Op convenience store nearby, together with schooling and the town centre which is one mile away. Basingstoke offers extensive shopping and recreational facilities including the shops, bars and restaurants of Festival Place. There are sports centres, cinemas, theatres, museums, a concert hall and ten pin bowling. There is a main line railway station with service to London (Waterloo) from 46 minutes and M3 motorway access at Junction 6.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed glass panel front door, double glazed windows, double glazed glass panel door to rear garden, double glazed glass panel door to:

Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Low level WC, vanity wash hand basin, heated towel rail, tiled walls and floor

Lounge

15' 2" x 9' 5" (not into recess) (4.62m x 2.87m (not into recess))

Double glazed window to front aspect, door to:

Dining Room

15' x 8' 7" (4.57m x 2.62m)

Double glazed window to front aspect, door to:

Kitchen

11' (restricted head height) x 11' (not into door recess) (3.35m (restricted head height) x 3.35m (not into door recess))

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl sink with drainer and mixer tap, double glazed window to rear aspect, space for washing machine, space for cooker, concealed dishwasher, concealed upright fridge freezer, storage cupboard, double glazed glass panel door to:

Conservatory

11' 10" x 8' 5" (3.61m x 2.57m)

Fully double glazed with double glazed French doors to rear garden, power and light, fully tiled floor

Upstairs Landing

Loft access, cupboard housing hot water tank and gas boiler, doors to:

Bedroom One

15' 4" x 11' 4" (into recess) (4.67m x 3.45m (into recess))

Double glazed window to front aspect, wardrobe

Bedroom Two

12' 9" x 8' 7" (3.89m x 2.62m)

Double glazed window to front aspect

Bedroom Three

12' 1" x 8' 1" (3.68m x 2.46m)

Double glazed window to rear aspect, storage cupboard

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, tiled floor and walls, double glazed frosted window to rear aspect

Cloakroom

Low level WC, double glazed frosted window to side aspect

Rear Garden

Small patio area remainder laid to lawn with flower and shrub borders, timber built shed, double glazed glass panel door leading to garage

Parking

Driveway parking for two cars which leads to:

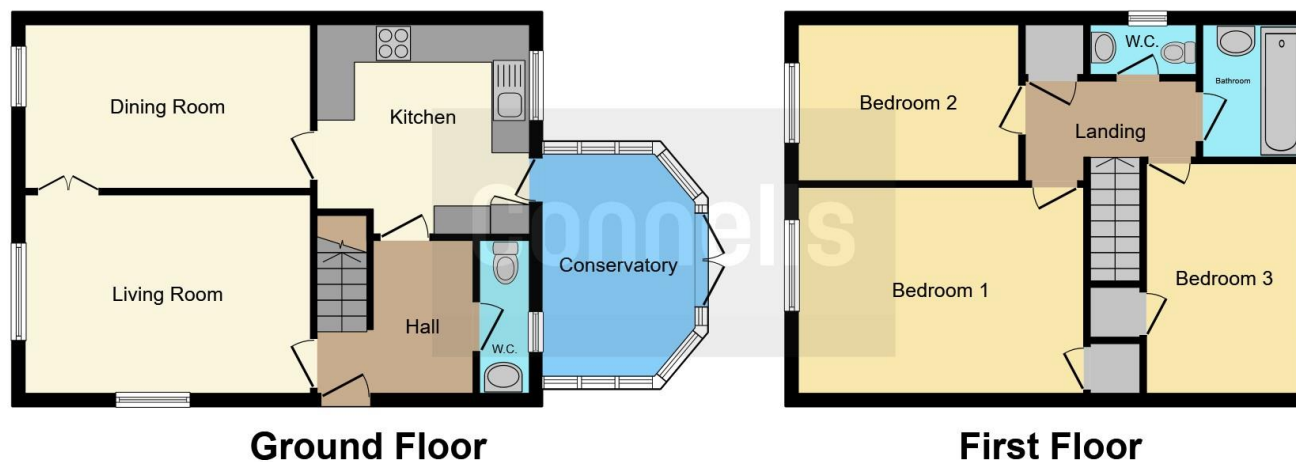
Garage

With up and over door, power and light









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314023



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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Property Ref: BTK314023 - 0003