





## Property Description

The property benefits from being within walking distance of Basingstoke's Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also the M3 and A30 are only a short drive away from the property.

### Entrance Hall

Double glazed glass panel door, stairs to first floor, storage cupboard, doors to:

### Cloakroom

Vanity wash hand basin, low level WC, tiled floor, tiled walls, extractor fan.

### Kitchen

Irregular Shaped Room 16' 5" (max) x 14' 3" ( 5.00m (max) x 4.34m)

Granite work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, double glazed window to front aspect, double glazed bi-fold doors to rear garden, space for range cooker with hood over, preparation island with breakfast bar and double cupboard under, space for upright fridge-freezer, concealed upright fridge-freezer, concealed dishwasher, concealed washing machine, concealed tumble-dryer, cupboard housing gas boiler, skylight window, open to:

### Dining Area

10' x 7' 7" ( 3.05m x 2.31m )

Double glazed window to rear aspect, double glazed bifold doors to rear garden.

### Lounge

Double glazed window to front aspect.

### Upstairs

### Landing

Loft access with power and light, fully boarded and loft ladder, doors to:

### Bedroom One

10' 1" x 10' (max) ( 3.07m x 3.05m (max) )

Double wardrobe, double glazed window to front aspect.

### Bedroom Two

11' 5" x 7' 10" ( 3.48m x 2.39m )

Double glazed window to side aspect.

### Bedroom Three

10' 8" x 8' 5" (max) ( 3.25m x 2.57m (max) )

Double glazed window to rear aspect.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, vanity wash hand basin, heated towel rail, tiled walls, tiled floor, extractor fan, double glazed frosted window to front aspect.



## Outside

### Rear Garden

Fully paved and extends to the side of the property, fully enclosed.

### Parking

The property benefits from driveway 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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1 Wote Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: BTK312614 - 0028