



Connells

Hazelwood Close
Basingstoke

Hazelwood Close Basingstoke RG23 8LD

for sale guide price
£500,000



Property Description

Situated on the edge of the popular Clarke Estate, there is an excellent bus service into the Town Centre and around the local areas. The property is under two miles away from the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, indoor skydiving, bowling, a cinema, the Milestones Museum and restaurants. Basingstoke's Town Centre houses the Festival Place shopping centre, The Malls and the mainline Train Station with a direct line to London Waterloo. The local area has a number of parks and open spaces providing opportunity for fresh air and walks. The A339 to Newbury, A33 to Reading and the M3 are all easily accessible via car, making the location perfect for commuting.

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, two double glazed windows to front aspect, glass panel door to:

Entrance Hall

Fully tiled floor, stairs to first floor, doorway to study and kitchen/ diner, door to:

Lounge

26' 9" x 11' (not into recess) (8.15m x 3.35m

(not into recess))

Double glazed window to front aspect, double doors leading to:

Kitchen/ Diner

26' (max) x 12' 1" (L Shaped Room) (7.92m (max) x 3.68m (L Shaped Room))

A refitted and extended kitchen/ diner which comprises of work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, double glazed window to rear aspect, double glazed bi-fold doors to rear garden.

Preparation Island/ breakfast bar with cupboards under, fully tiled floor, partly tiled walls, space for range cooker, concealed dishwasher, space for upright fridge-freezer, skylight window, double glazed glass panel door leading to rear garden.

Doorway leading to:

Shower/ Utility Room

8' x 6' 9" (2.44m x 2.06m)

Shower cubicle, low level WC, vanity wash hand basin, space for washing machine, space for tumble dryer.

Study

11' 5" x 8' (3.48m x 2.44m)

Double glazed window to front aspect.

Upstairs

First Floor Landing

Bathroom

Refitted and comprises standing bath, walk in shower cubicle, low level WC, vanity wash hand basin, tiled walls and floor, double

glazed frosted window to rear aspect, heated towel rail.

Bedroom One

13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed window to rear aspect.

Bedroom Two

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to front aspect.

Bedroom Three

8' x 8' (2.44m x 2.44m)

Double glazed window to front aspect.

Potential Bedroom Four

12' 7" x 12' 10" (3.84m x 3.91m)

Double glazed window to rear aspect, two double wardrobes. Please note a building completion certificate is required.

Potential Bedroom Five

24' 3" (max) x 8' 3" (7.39m (max) x 2.51m)

Potential Bedroom Five and Shower Room.

Double glazed windows to front and side aspects, Please note a building completion certificate is required.

Outside

Rear Garden

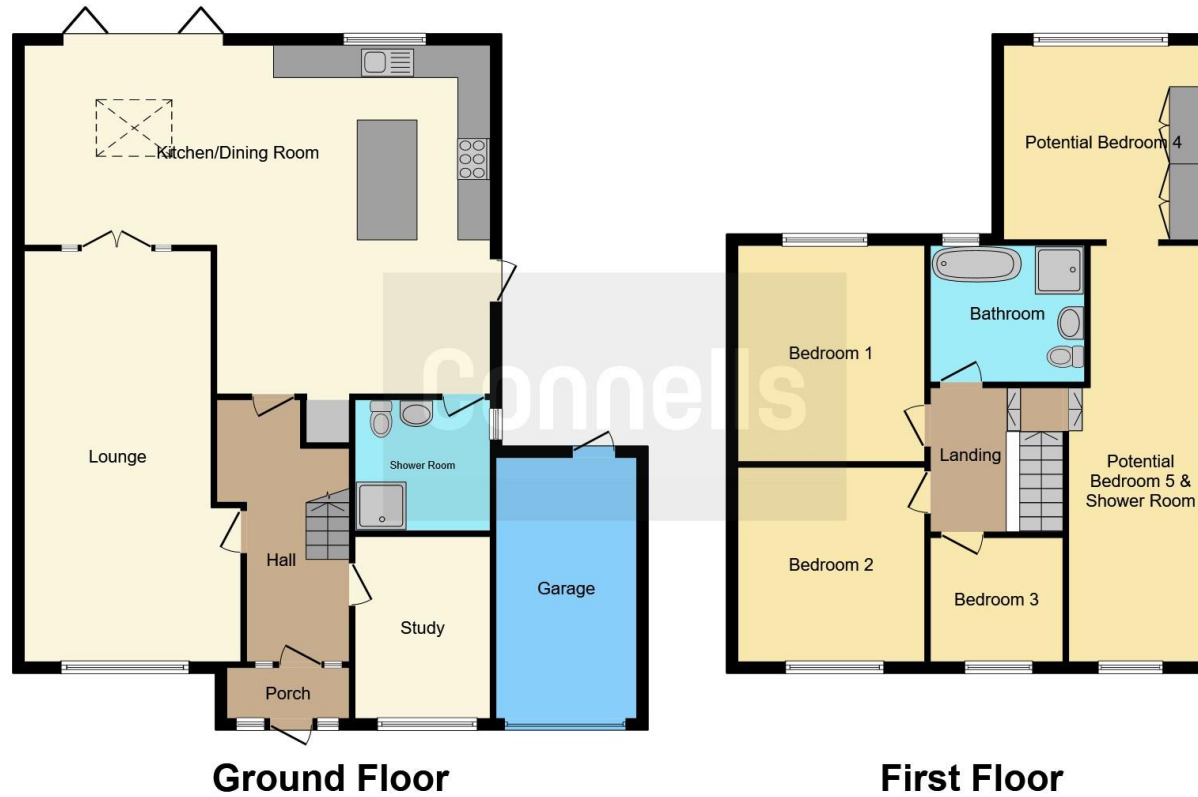
Part wood decking and part lawn, fully enclosed, timber built shed, gate for side access.

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

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EPC Rating: D

Tenure: Freehold

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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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