



**Connells**

Lime Gardens  
Basingstoke





### Property Description

Situated in New Riverdene, the property benefits from being close to Eastrop Park, The War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.

### Entrance Hall

Door to front, under stair cupboard, carpet, radiator.

### Cloakroom

Low level wc, wash hand basin with splash tiles, extractor fan, fuse box, carpet, radiator.

### Kitchen

9' 4" Max x 6' 3" Max ( 2.84m Max x 1.91m Max )

Double glazed window to front, fitted kitchen with wall and base units, integrated oven and hob, extractor hood, work surfaces, one and half bowl sink, space for fridge/freezer, space for under counter washing machine, part tiled, radiator.

### Lounge / Diner

15' Max x 12' 6" ( 4.57m Max x 3.81m )

Double glazed sliding door to rear garden, stairs to first floor, carpet, radiator.

## Landing

Loft access, carpet, radiator.

## Bedroom One

12' 6" Max x 8' 6" Max ( 3.81m Max x 2.59m Max )

Two double glazed windows to front, carpet, radiator.

## Bedroom Two

13' Max x 11' Max ( 3.96m Max x 3.35m Max )

Double glazed window to back, cupboard for water tank, fitted wardrobe, carpet, radiator.

## Bathroom

Double glazed obscure window to side, bath with mixer taps & hand held shower, low level wc, pedestal wash basin, mostly tiled, extractor fan.

## Rear Garden

Patio area to front, lawn area, mature trees/shrubs.

## Allocated Parking

Two allocated parking spaces to the front of the property.



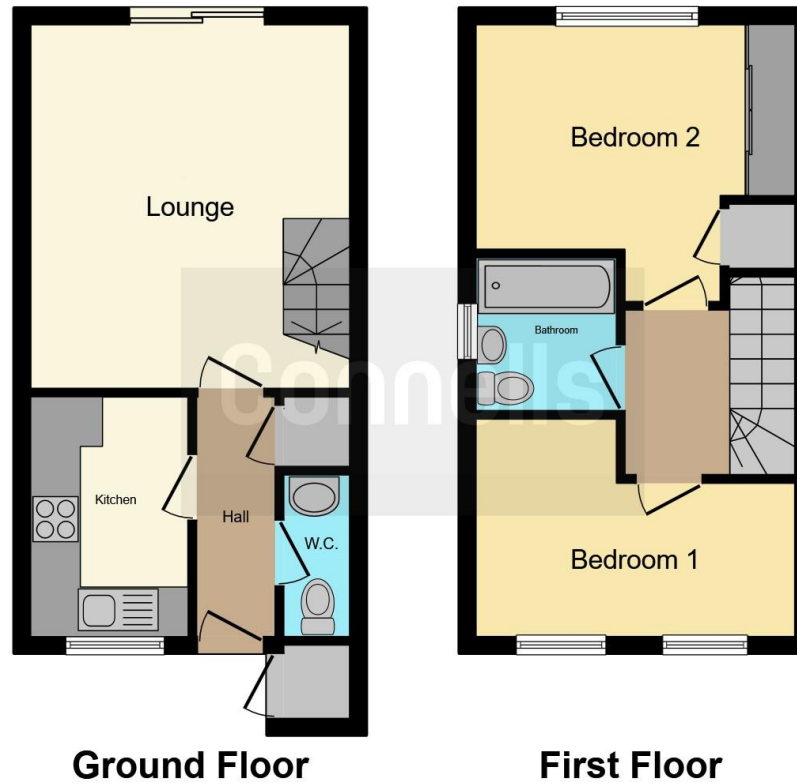












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Awaited**

Tenure: Freehold

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Property Ref: BTK313644 - 0005