



Connells

Cleeve Road
Basingstoke



Property Description

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke

Entrance Hall

Double glazed glass panel front door, stairs to first floor, door to:

Kitchen/ Living Area

26' 9" x 10' 3" (8.15m x 3.12m)

Kitchen:

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, space for dishwasher, space for washing machine, space for upright fridge-freezer, cupboard housing gas boiler, upright storage cupboard, door to rear lobby.

Lounge:

Two Double glazed windows to front aspect, under stairs storage cupboard.

Rear Lobby

Double glazed glass panel door to rear garden, door to:

Cloakroom

Low level WC, pedestal wash hand basin.

Upstairs

Landing

Doors to:

Bedroom One

11' 3" x 10' (not into recess) (3.43m x 3.05m (not into recess))

Two double glazed windows to front aspect, wardrobe.

Bedroom Two

13' 10" x 7' 10" (not into door recess) (4.22m x 2.39m (not into door recess))

Two double glazed windows to rear aspect, loft access, wardrobe.

Bathroom

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

Outside

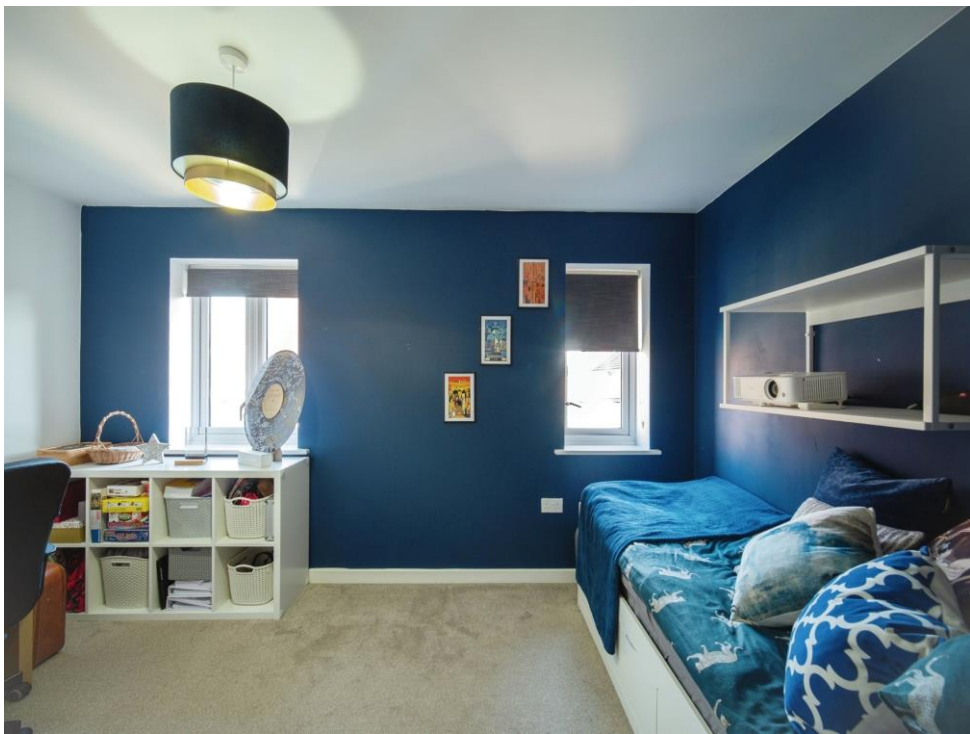
Rear Garden

Part patio and part artificial grass, fully enclosed, gate for rear access.

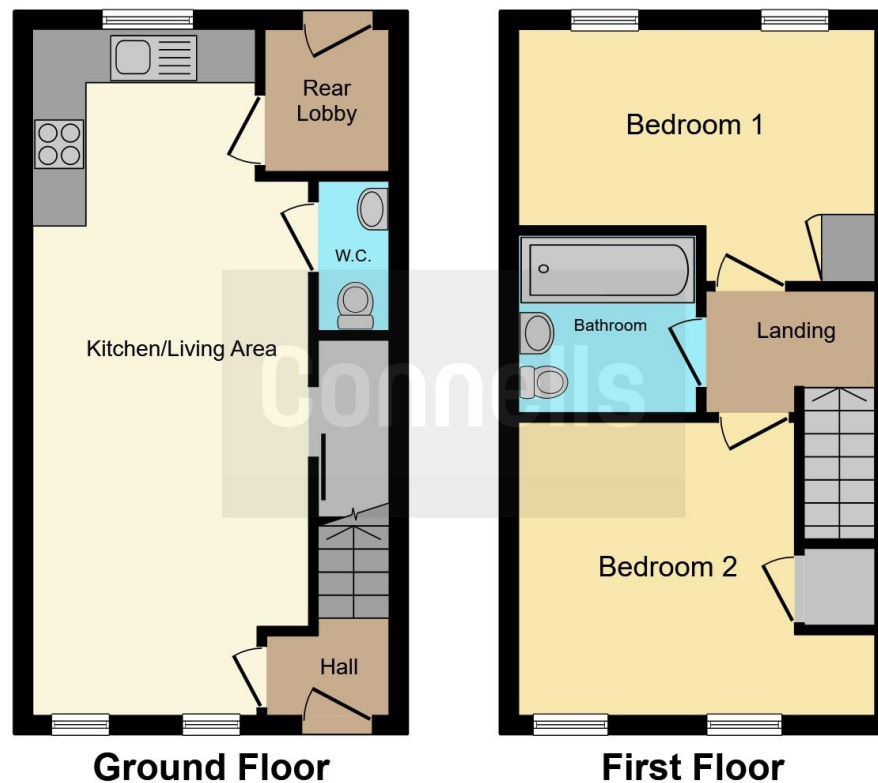
Parking

The property benefits from having two allocated parking spaces found to the rear.









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

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EPC Rating: B

Tenure: Freehold

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