



Connells

Holly House The Hollies
Mapledurwell Basingstoke

Holly House The Hollies Mapledurwell Basingstoke RG24 7NJ

for sale
£97,500



Property Description

Situated on the outskirts of the historic village of Old Basing in Mapledurwell, the property benefits from being close to many parks, fields and open spaces. There is a local pub and Co-op within walking distance, and there is also a Pharmacy, local Doctors Surgery and Primary School located in the village. The Festival Place Shopping Centre is just over a 3 mile drive from the property, offering a variety of shops, bars, restaurants and leisure facilities. Basingstoke's Town Centre houses the mainline Train Station to London Waterloo and the Bus Station offering links across the country.

Entrance Hall

Security entry phone system, airing cupboard, cupboard housing gas boiler, storage cupboard, doors to:

Lounge/Diner

14' 1" x 13' (not into door recess) (4.29m x 3.96m (not into door recess))

Double glazed box window to front aspect.

Kitchen

10' 4" x 8' (3.15m x 2.44m)

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, stainless steel sink with drainer and mixer tap, double glazed window to side aspect, space for washing machine, space for upright fridge-freezer, part tiled walls.

Bedroom One

11' 4" (not into door recess) x 10' 2" (3.45m (not into door recess) x 3.10m)

Double glazed window to front aspect, double wardrobe.

Bedroom Two

14' x 11' 5" (not into door recess) (4.27m x 3.48m (not into door recess))

(measurement to be confirmed). Double glazed window to front aspect.

Bathroom

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

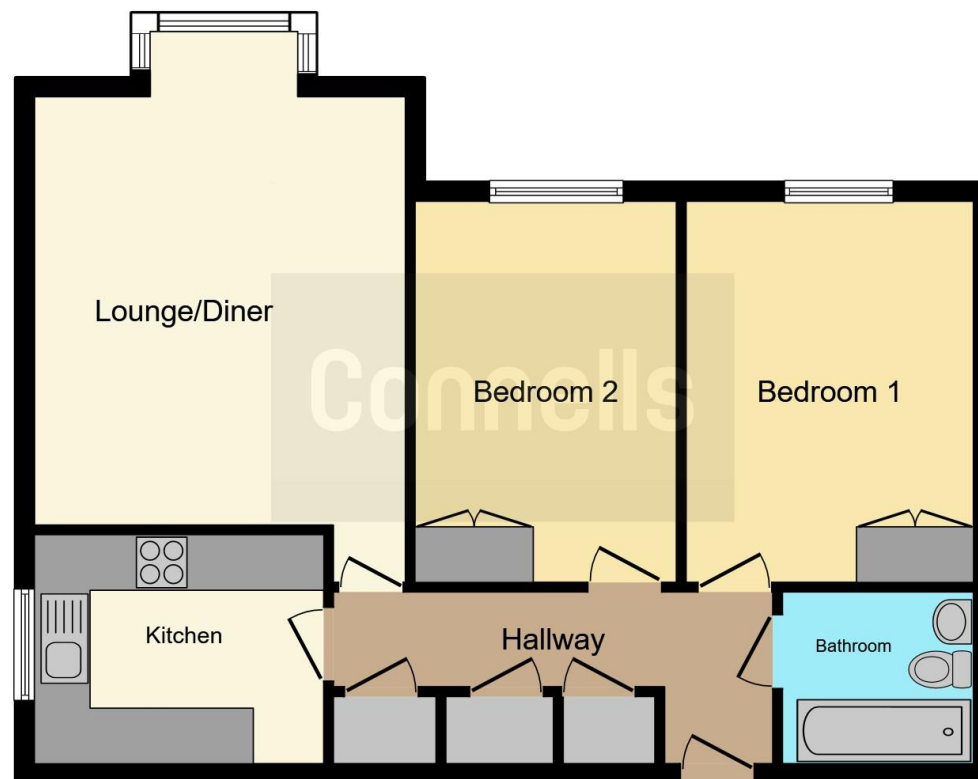
Parking

The property benefits from having one allocated parking space.









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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1 Wote Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK313270

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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