



Connells

Linden Avenue
Old Basing Basingstoke

Linden Avenue Old Basing Basingstoke RG24 7HS

for sale offers in excess of
£565,000



Property Description

Located in Old Basing, the property benefits from being within walking distance to plenty of parks, fields and open space. Also situated within the historic village is Old Basing which has an Infant School, Junior School, St Mary's Church, and Basing House. The village also has Bupa dental practice and a doctor surgery making it the perfect location for a family home. Basingstoke's town centre is just over 3 miles away which houses the Festival Place Shopping Centre, offering a variety of shops, restaurants, bars and entertainment facilities. There is plenty of options for public transport with bus routes into and across the town.

Entrance Porch

Double glazed glass panel front door, double glazed windows to both side aspects, double glazed glass panel door to entrance hall, loft access, doors to:

Lounge

25' 10" (not into door recess) x 14' 1" (7.87m (not into door recess) x 4.29m)

Double glazed sliding door to rear garden, gas coal effect living flame fire with surround, door to kitchen, arch to:

Dining Area

14' x 10' (4.27m x 3.05m)

Double glazed sliding door to rear garden.

Kitchen

14' 8" x 10' (4.47m x 3.05m)

A modern re-fitted kitchen comprising work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, double glazed window to rear aspect, double glazed glass panel door leading to rear garden, fitted four ring electric hob with hood over, fitted electric double oven, concealed dishwasher, concealed upright fridge-freezer, concealed washing machine, cupboard housing gas boiler.

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m)

Double glazed window to front aspect, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low level WC, wash hand basin, tiled walls.

Bedroom Two

10' x 10' (3.05m x 3.05m)

Double glazed window to front aspect.

Bedroom Three

10' 2" x 9' 9" (max) (3.10m x 2.97m (max))

Fitted bedroom furniture comprising space for single bed with cupboards over, single wardrobe, a range of fitted drawers, airing cupboard, gas meter cupboard, double glazed frosted window to side aspect.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, low level WC, double glazed frosted window to side aspect, tiled walls, heated towel rail.

Outside

Rear Garden

The rear garden is a particular feature of this property being of a generous size and comprises part patio remainder laid to lawn with flower and shrub borders and mature trees, timber-built shed, summerhouse/workshop, outside tap, fully enclosed, gate for side access.

Parking

Block paved driveway parking for three to four cars which leads to the garage (access to the garage measures 6 ft 10 wide).

Garage

16' 9" x 8' 5" (5.11m x 2.57m)

Electric roller door, power and light.









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

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314206



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314206 - 0011