



Connells

Winchester Road
Basingstoke

Winchester Road
Basingstoke RG21 8UL

for sale guide price
£325,000



Property Description

The property benefits from being within walking distance of Basingstoke's Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. The M3 and A30 are only a short drive away from the property.

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.

Lounge

15' 10" (Into recess) x 10' 1" (max) (4.83m (Into recess) x 3.07m (max))

Double glazed glass panel front door, cast iron fireplace, wood flooring, sash window to front aspect, door to:

Kitchen/Diner

16' x 9' 9" (4.88m x 2.97m)

Roll top work surfaces with cupboard and drawers under and cupboards over, one and a half bowl ceramic sink with drainer and mixer tap, double glazed sash window to rear aspect, fitted four ring gas hob with hood over, fitted electric double oven, space for dishwasher, space for upright fridge-freezer, part tiled walls, storage cupboard, double glazed French doors to rear garden, wood flooring, door to:

Inner Hallway

Space for washing machine, door to:

Bathroom

Panel enclosed bath, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, double glazed frosted window to side aspect.

Upstairs

Landing

Loft access, wood flooring, doors to:

Bedroom One

10' 9" (max) x 9' 1" (not into recess) (3.28m (max) x 2.77m (not into recess))

Sash window to front aspect, feature cast iron fireplace, wood flooring, storage cupboard, door to;

En-Suite Shower Room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, sash window to front aspect.

Bedroom Two

11' 2" (Into recess) x 9' 3" (3.40m (Into recess) x 2.82m)

Sash window to rear aspect.

Bedroom Three

11' 5" (max) x 6' 4" (3.48m (max) x 1.93m)

Sash window to rear aspect.

Outside

Rear Garden

The rear garden is a particular feature of this property and comprises part wood decking with steps leading to remainder which is laid to lawn with flower and shrub borders, outside tap, two timber-built wood stores, timber-built shed, covered workshop area with power point, home office/ summer house, fully enclosed with gate for rear access.

Home Office/ Workshop

15' 8" x 12' 4" (4.78m x 3.76m)

Timber-built with power and light.

Parking

Parking permits available, £55 for two cars per annum.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314181



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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