





Property Description

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is close by, housing the Festival Place shopping centre which has a wide variety of shops, restaurants, bars, entertainment and leisure facilities, including a Vue Cinema. There are a number of parks located around the centre of town, including the War Memorial Park and Eastrop Park providing opportunity for walks and fresh air. The local area has convenience stores, a post office, Pharmacy, Junior School, catchment area to the Vyne Secondary School, take away services and a pub. There is easy access to the A30 to Reading and the M3 via car, offering a number of travel links.

Entrance Hall

Double glazed glass panel front door, two storage cupboards, two double glazed windows to front aspect, doorway to:

Inner Hallway

Cupboard housing gas boiler, meter cupboard, under stairs storage cupboard, a further storage cupboard, stairs to first floor, doors to:

Cloakroom

Low level WC, wash hand basin, part tiled

walls, double glazed frosted window to front aspect.

Lounge/Diner

20' 8" x 10' 5" (6.30m x 3.17m)

Double glazed window to rear aspect, featured mantelpiece.

Kitchen

11' 1" x 7' 4" (3.38m x 2.24m)

Roll top work surfaces with cupboards and drawers under and cupboards over, four ring electric hob with hood over, fitted electric oven and grill, space for washing machine, space for tumble dryer, space for upright fridge-freezer, fully tiled floor, part tiled walls, double glazed window to rear aspect, double glazed glass panel door to rear garden.

Upstairs

Landing

Doors to:

Bedroom One

13' 2" (max) x 10' 7" (into wardrobe) (4.01m (max) x 3.23m (into wardrobe))

Double glazed window to rear aspect, fitted wardrobe.

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to side aspect.

Bedroom Three

11' 10" x 7' 5" (not into door recess) (3.61m x 2.26m (not into door recess))

Double glazed window to rear aspect, loft access.

Bathroom

Panel enclosed spa bath with shower over, low level WC, vanity wash hand basin, wall mounted cupboards, fully tiled walls, double glazed frosted window to front aspect.

Outside

Rear Garden

A south facing rear garden comprising part with decking remainder laid to shingle, artificial lawn, flower and shrub borders, fully enclosed.









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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1 Wote Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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