



Connells

Merton Road
Basingstoke



Property Description

Situated in the popular residential area of South View 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, double glazed window to front aspect, fully tiled floor, stairs to first floor, doors to:

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

Solid fuel burner, fitted cupboards and drawers, double glazed French doors to conservatory, door to kitchen, open to:

Dining Area

9' 6" x 9' 2" (max) (2.90m x 2.79m (max))

Double glazed window to front aspect.

Kitchen

11' x 7' 3" (3.35m x 2.21m)

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to side and rear aspects, double glazed glass panel door leading to rear garden, space for washing machine, fitted four ring gas hob with electric oven under and hood over, concealed upright fridge-freezer.

Conservatory

10' x 9' 10" (3.05m x 3.00m)

Part brick and part double glazed window with double glazed French doors to rear garden, skylight window, radiator, power and light.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, low level WC, double glazed frosted windows to front and side aspects, heated towel rail, tiled walls and floor.

Upstairs

Landing

Loft access, double glazed window to front aspect, cupboard housing gas boiler, doors to:

Bedroom One

14' 7" (into recess) x 11' 2" (restricted head height) (4.45m (into recess) x 3.40m (restricted head height))

Double glazed window to rear aspect.

Bedroom Two

12' 6" (max) x 9' 7" (restricted head height) (3.81m (max) x 2.92m (restricted head height))

Double glazed window to front aspect.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Double glazed window to side aspect, storage cupboard.

Shower Room

Fully tiled shower cubicle, wall mounted wash hand basin, low level WC, double glazed frosted window to side aspect, tiled walls, heated towel rail.

Outside

Rear Garden

A good sized rear garden comprising part patio remainder laid to lawn.

Office/ Workshop

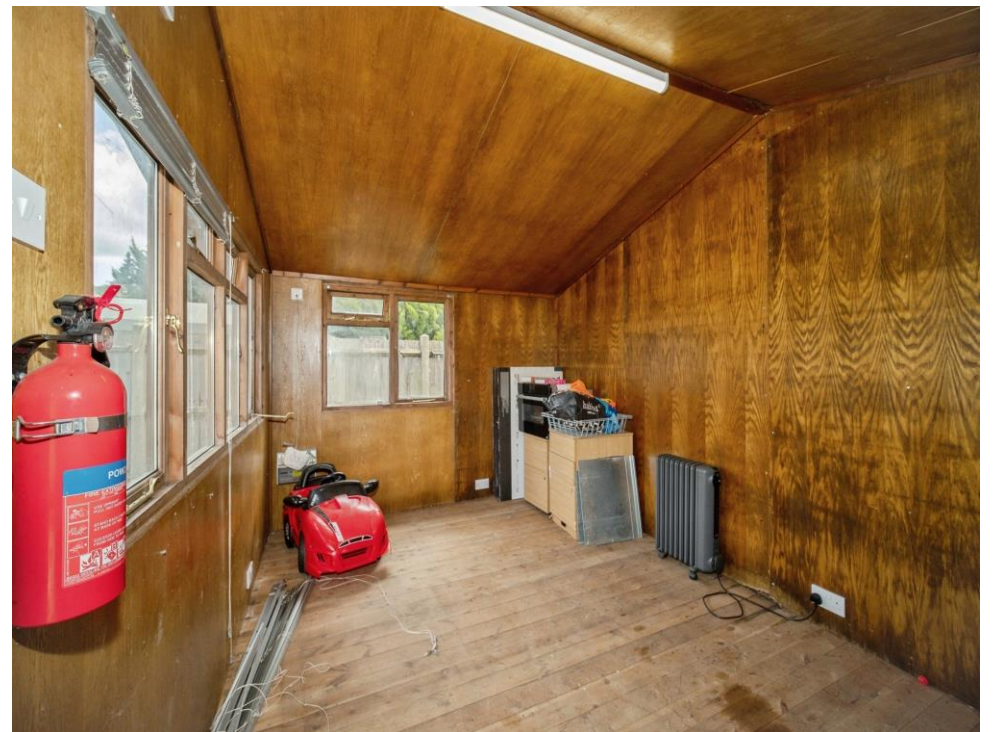
15' 3" x 9' 3" (4.65m x 2.82m)

Two external power points, security sensor light, fully enclosed, gate for side access. Internet connection, separate fuse box.

Parking

Drive way parking for two to three cars.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314189



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: BTK314189 - 0005