



Connells

Cliddesden Road
Basingstoke



Property Description

Located in the heart of Basingstoke, a short distance from the Town Centre, offering a wide range of shopping and leisure facilities along with the Haymarket and Anvil theatres. There are a number of supermarkets within Basingstoke, majority of which offer home delivery services. With a bus stop just outside the property, along with the mainline train station to London Waterloo and the Basingstoke Bus Station based in the Town Centre, there are easily accessible transport links operating locally and much further afield. The property also benefits from being within walking distance to the War Memorial Park and Eastrop Park, offering large areas of open space.

Entrance Hall

Glass panel front door, door to:

Inner Hallway

Stairs to first floor, under stairs storage cupboard, door to kitchen, door to:

Cloakroom

Low level WC, corner wash hand basin, fully tiled floor, extractor fan.

Lounge

12' x 10' 9" (max) (3.66m x 3.28m (max))

Double glazed window to rear aspect, feature fireplace.

Kitchen

9' 5" x 6' 4" (not into door recess) (2.87m x 1.93m (not into door recess))

Roll top work surfaces with cupboards and drawers under and cupboards over, ceramic sink with drainer and mixer tap, double glazed window to side aspect, space for cooker, space for washing machine, arch to:

Dining Area

9' 6" x 7' 2" (2.90m x 2.18m)

Double glazed window to side aspect, double glazed French doors to:

Conservatory

9' 4" x 6' (2.84m x 1.83m)

Fully double glazed with double glazed glass panel door to rear garden.

Upstairs

Landing

Double glazed window to side aspect, doors to:

Bedroom One

14' 5" (max) x 11' 7" (4.39m (max) x 3.53m)

Double glazed window to front aspect, cast iron feature fireplace.

Bedroom Two

12' 4" x 10' 10" (max) (3.76m x 3.30m (max))

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, fully tiled floor, double glazed frosted window which opens out to roof terrace.

Outside

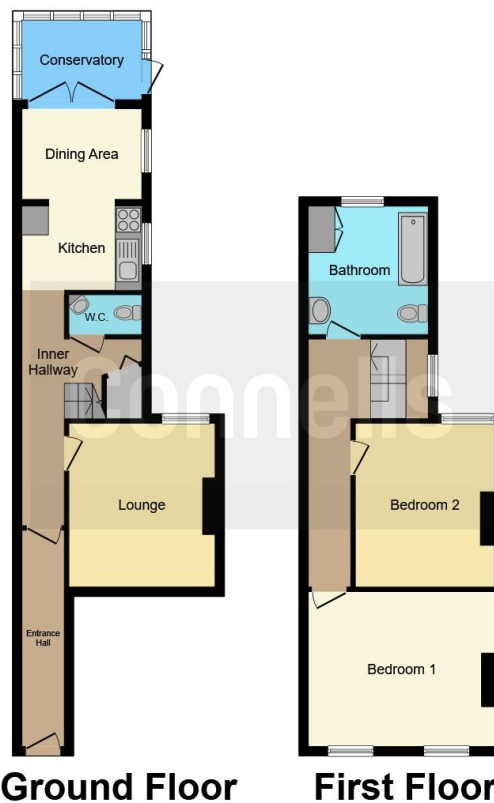
Rear Garden

Fully paved rear garden with well stocked flower and borders, fully enclosed, gate for rear access, outside tap, non overlooked.









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: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK313967



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: BTK313967 - 0004