



Connells

Warwick Road
Basingstoke

Warwick Road
Basingstoke RG23 8DZ

for sale offers in excess of
£360,000



Property Description

Located in Winklebury, the property is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and leisure facilities. The property is in the catchment for the Castle Hill school and is local to Winklebury Junior School and Winklebury Park making it the perfect location for a family home.

Entrance Porch

Double glazed glass panel front door, double glazed frosted window to front aspect, arch to:

Entrance Hall

Stairs to first floor, meter cupboard, under stairs storage area, doors to:

Cloaks/ Utility Room

Low level WC, vanity wash hand basin, space for washing machine, space for dishwasher, double glazed frosted window to rear aspect, double wall mounted cupboard, part tiled walls.

Kitchen/ Diner

17' x 9' 10" (5.18m x 3.00m)

Re-fitted and comprises of work surfaces with cupboards and drawers under and cupboards over, fitted five ring gas hob with hood over, fitted double oven, sink with drainer and mixer tap, double glazed window to rear aspect, double glazed glass panel doors to conservatory, arch to:

Lounge

17' x 10' 9" (5.18m x 3.28m)

Double glazed window to front aspect.

Conservatory

11' 7" (max) x 9' (3.53m (max) x 2.74m)

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

Upstairs

Landing

Loft access, linen cupboard, walk in cupboard housing gas boiler, doors to:

Bedroom One

13' 1" x 11' (max) (3.99m x 3.35m (max))

Fitted bedroom furniture comprising space for king-sized bed with double wardrobes either side and cupboards over, double glazed window to front aspect.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to front aspect, wardrobe.

Bedroom Three

12' x 6' 7" (max) (3.66m x 2.01m (max))

Double glazed window to rear aspect, wardrobe.

Shower Room

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, tiled floor and walls, heated towel rail, double glazed frosted window to rear aspect.

Outside

Rear Garden

Part patio and part lawn, timber build shed, outside tap, fully enclosed, gate for rear access.

Garage

6' x 8' (1.83m x 2.44m)

The garage can be found to the rear of the property with up and over 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

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

Tenure: Freehold

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