



Connells

Baynard Close
Basingstoke

Baynard Close Basingstoke RG21 5LP

for sale guide price
£170,000



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.

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.

Entrance Hall

Glass panel front door, window to side aspect, under stairs storage cupboard, stairs to first floor, doors to:

Lounge

11' 6" x 11' 4" (3.51m x 3.45m)

Window to front aspect, open fireplace, arch to:

Dining Room

Window to rear aspect, door to:

Kitchen

11' 6" x 8' (3.51m x 2.44m)

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, window to rear aspect, space for cooker, space for washing machine, space for upright fridge-freezer, wall mounted gas boiler, two storage cupboards, door to side lobby.

Upstairs

Landing

Window to side aspect, airing cupboard, loft access, doors to:

Bedroom One

11' 7" x 10' (not into door recess) (3.53m x 3.05m (not into door recess))

Two windows to rear aspect, double wardrobe.

Bedroom Two

11' x 9' 1" (not into recess) (3.35m x 2.77m (not into recess))

Two windows to front aspect, double wardrobe, fitted shelves.

Bedroom Three

8' 5" x 8' (into door recess) (2.57m x 2.44m (into door recess))

Window to front aspect, storage cupboard.

Bathroom

Panel enclose bath, low level WC, wash hand basin, frosted windows to rear and side aspects.

Outside

Side Lobby

Door to downstairs WC, three storage sheds, door to rear garden.

Rear Garden

Laid to lawn with flower and shrub borders, fully enclosed, brick built shed with light.

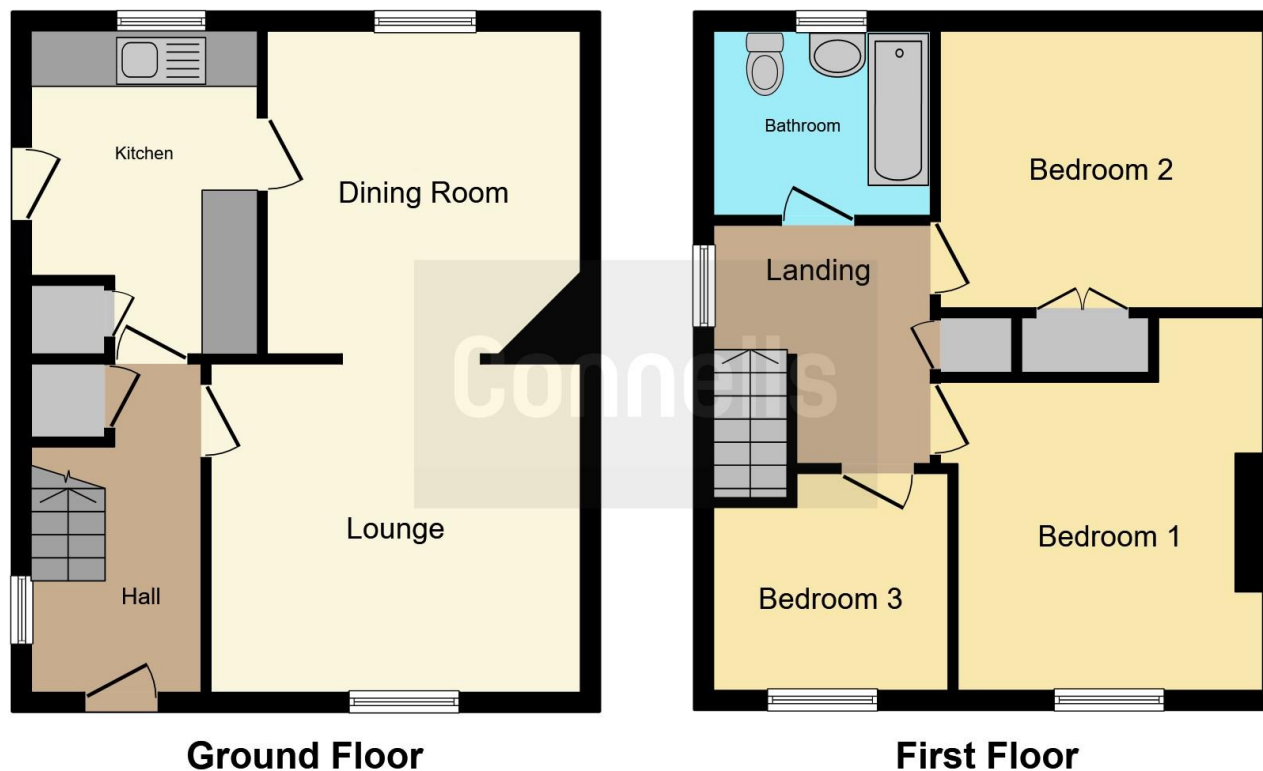
Parking

The property benefits from having driveway parking.









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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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314161



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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Property Ref: BTK314161 - 0007