



Burnaby Close Basingstoke RG22 6UJ

for sale guide price
£215,000



Property Description

Local to the property there is a Dentist, Doctors Surgery and Pharmacy, convenience stores, Schools, Church's and parks and open space giving plenty of options within walking distance. The Basingstoke Leisure Park is just under a mile via car with the Basingstoke Town Centre just over 2 miles, there is lots of variety for entertainment, leisure and food and drink facilities. There are a number of bus stops located close to the property, offering travel links to the Town Centre and across Basingstoke, the Town Centre also has the mainline train station to London Waterloo. With a number of supermarkets nearby, places to shop for amenities are easily accessible via car, bus or walking.

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

Double glazed glass panel front door, under stairs storage cupboard, stairs to first floor, door to:

Lounge

15' 8" (max) x 13' (4.78m (max) x 3.96m)
Double glazed French doors to rear garden, two double glazed windows to rear aspect, door to:

Kitchen

13' (into recess) x 9' 9" (3.96m (into recess) x 2.97m)

Re-fitted and comprising solid wood work surfaces with cupboards and drawers under and cupboards over, ceramic sink with drainer and mixer tap, double glazed frosted window to front aspect, two double glazed windows to rear aspect, double glazed French doors to rear garden, fitted four ring electric hob with oven under and hood over, space for washing machine, space for dishwasher, space for upright fridge-freezer, part tiled walls, doorway to:

Utility Room

8' 8" x 5' 6" (2.64m x 1.68m)

Space for tumble dryer, three upright storage cupboards, double glazed frosted window to side aspect.

Upstairs

Landing

Double glazed frosted window to front aspect, cupboard housing gas boiler, doors to:

Bedroom One

12' 8" x 10' (3.86m x 3.05m)

Double glazed window to rear aspect.

Bedroom Two

12' 10" x 8' 4" (max) (3.91m x 2.54m (max))

Double glazed window to rear aspect, storage cupboard, loft access.

Bedroom Three

10' x 7' (3.05m x 2.13m)

Double glazed window to rear aspect.

Shower Room

Fully tiled shower cubicle, vanity wash hand basin, tiled walls, double glazed frosted window to front aspect.

Separate WC

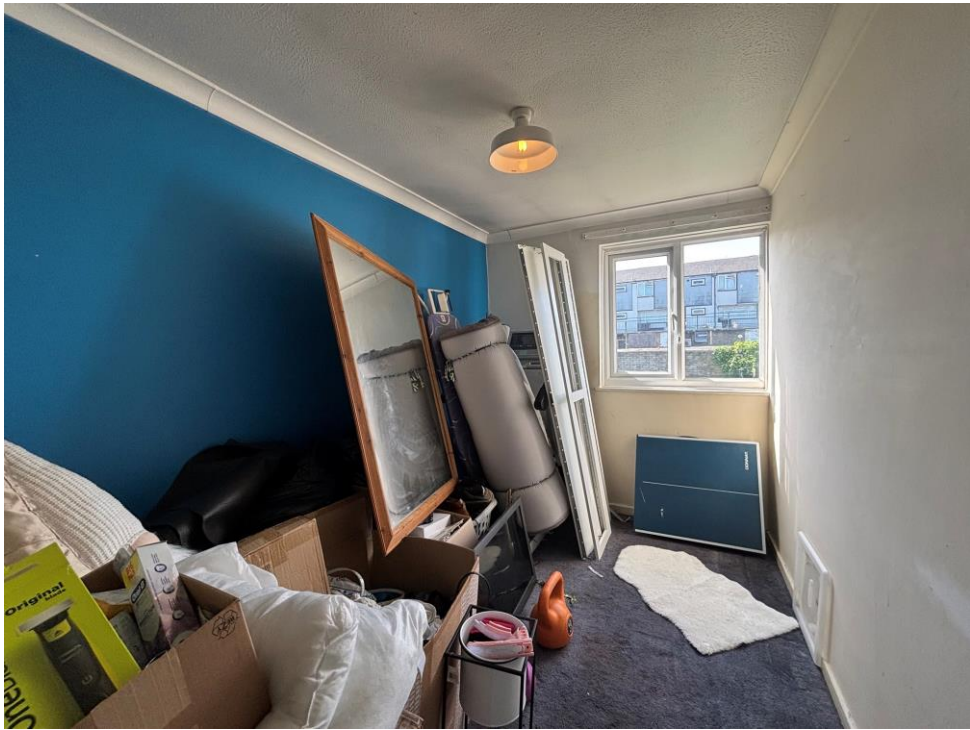
Low level WC, double glazed frosted window to front aspect.

Outside

Rear Garden

Part patio remainder laid to lawn, fully enclosed, gate for rear access.





To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314366



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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