



**Connells**

Attwood Close  
Basingstoke



# Attwood Close Basingstoke RG21 8YY

for sale offers in excess of  
**£110,000**



## Property Description

Situated in Kings Furlong, the property benefits from being within walking distance of Basingstoke's Town Centre and Basingstoke's Leisure Park. There is easy access to public transport with bus routes into Town and across Basingstoke. Within the local area there are plenty of parks and open spaces, ideal for walks and fresh air. The A339 to Newbury, A33 to Reading and the M3 are all easily accessible via car.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK

## Park Home

20' 11" x 9' 7" (max) ( 6.38m x 2.92m (max) )  
Measurement taken from the bedroom door to the end of the lounge.

## Living & Dining Area

9' 9" (max) x 9' 11" (max) ( 2.97m (max) x 3.02m (max) )

Fully furnished, double glazed windows, radiator, electric fireplace, space for TV.

## Kitchen Area

7' 1" x 9' 1" ( 2.16m x 2.77m )

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed windows, microwave, freestanding four ring gas cooker with oven under and hood over, integrated fridge freezer.

## Bedroom One

9' 8" x 6' 1" ( 2.95m x 1.85m )

Double glazed window, cupboards over, radiator, integrated storage cupboard with desk.

## Bedroom Two

4' 11" x 7' 1" (max) ( 1.50m x 2.16m (max) )

Double glazed window, cupboards over, radiator.

## Bathroom

Shower cubicle, low-level WC, vanity wash hand basin, double glazed window, vent.

## Garden

Patio garden with a storage shed.



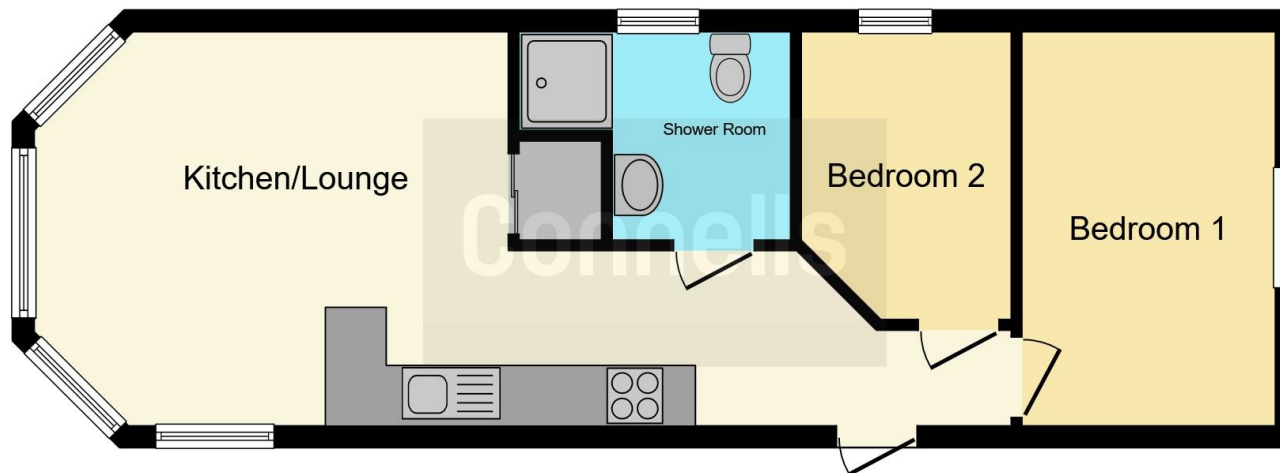












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/BTK314340](http://connells.co.uk/Property/BTK314340)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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