



Connells

Loggon Road
Basingstoke



Property Description

The property is located just a short drive to Basingstoke's Town Centre. Within the Town Centre is the Festival Place Shopping Centre, providing a variety of leisure and entertainment options, along with the War Memorial Park and Eastrop Park, offering lots of open space. The property benefits from having access to great travel links, being local to the mainline Train Station to London Waterloo and Basingstoke Bus Station, both located in the Town Centre, just over 2 miles via car. Within the local area are a number of Nurseries, Schools and Colleges, making it a great location for a family home. There are a number of supermarkets located across Basingstoke, with plenty of convenience stores local to the property, places to shop for amenities are easily accessible.

Entrance Porch

Double glazed glass panel front door, double glazed frosted window to front and side aspects, door to:

Entrance Hall

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

Lounge/Diner

20' 10" x 9' max (6.35m x 2.74m max)

Double glazed window to front aspect, door to utility room, open plan to:

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Roll top work surfaces with cupboards and drawers under and cupboards over, two bowl ceramic sink with drainer and mixer tap, double glazed window to rear aspect, four ring electric hob with oven under, breakfast bar, space for upright fridge-freezer.

Utility Room

11' 7" x 9' 9" max (3.53m x 2.97m max)

Work surface with concealed dishwasher and tumble dryer under and double wall mounted cupboard over, a further double wall mounted cupboard, two double glazed windows to rear aspect, double glazed French doors to rear garden, door to:

Cloakroom

Low level WC, vanity wash hand basin, heated towel rail, double glazed frosted window to side aspect.

Upstairs

Landing

Double glazed window to side aspect, loft access, doors to:

Bedroom One

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to front aspect, full length fitted wardrobes with mirrored sliding doors.

Bedroom Two

10' 2" x 9' 9" into recess (3.10m x 2.97m into recess)

Double glazed window to rear aspect, airing cupboard.

Bedroom Three

7' x 6' 7" into door recess (2.13m x 2.01m into door recess)

Double glazed window to front aspect.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, low level WC, heated towel rail, tiled walls, double glazed frosted window to rear aspect.

Outside

Rear Garden

Part wood effect decking area with remainder laid to artificial grass. Flower and shrub borders, fully enclosed with gate for access and door to garage. A studio/office can be found to the rear of the garden.

Studio/Office

10' 4" x 6' 8" (3.15m x 2.03m)

Power and light, two double glazed frosted windows to rear garden, double glazed French door to rear garden.

Parking

Driveway parking for two cars with shared access to:

Garage

19' 2" x 8' 7" (5.84m x 2.62m)

Timber swing doors, 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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: BTK314412 - 0005