



Connells

Oakridge Road
Basingstoke



Property Description

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is just one mile away, 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.

Entrance Porch

Double glazed glass panel front door, two double glazed frosted windows to front aspect, glass panel door to:

Entrance Hall

Stairs to first floor, understairs storage cupboard, doors to:

Lounge

13' 2" (max) x 12' 4" (4.01m (max) x 3.76m)

Double glazed window to rear aspect, double glazed glass panel door to rear garden, gas coal effect living flame fire with brick surround.

Dining Room

11' 2" x 10' 1" ((not into door recess) (3.40m x 3.07m ((not into door recess))

Double glazed window to rear aspect.

Kitchen/Diner

19' 8" x 16' (L-Shaped, max measurements) (5.99m x 4.88m (L-Shaped, max measurements))

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to front aspect, double glazed window to side aspect, space for washing machine, space for dishwasher, space for range cooker, space for upright fridge-freezer, part tiled walls, double glazed glass panel door leading to rear garden, door to study/family room, door to:

Cloakroom

Low level WC, pedestal wash hand basin, double glazed frosted window to side aspect.

Study/ Family Room

12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window to both side aspects, double glazed glass panel door to rear garden.

Upstairs

Landing

Loft access, double glazed window to front aspect, airing cupboard, doors to:

Bedroom One

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

Double glazed window to rear aspect.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to rear aspect.

Bedroom Three

10' 7" x 9' 1" (3.23m x 2.77m)

Double glazed window to rear aspect.

Bedroom Four

10' (into door recess) x 8' 5" (3.05m (into door recess) x 2.57m)

Double glazed window to front aspect.

Wet Room

Walk-in shower area, wall mounted wash hand basin, low level WC, heated towel rail, two double glazed frosted windows to side aspect.

Outside

Rear Garden

Small patio area, remainder laid to lawn with flower and shrub borders, outside tap, timber-built office, workshop with up and over door, lean-to cupboard area with gate for side access.









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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T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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