

for sale

£275,000



Coleman Close Basingstoke RG21 5LD

A TWO BEDROOM End of Terraced home with NO ONWARD CHAIN comprising of a downstairs cloakroom, lounge/ diner, study, kitchen, other features include double glazing and gas central heating. Externally the property benefits from having an enclosed rear GARDEN and communal PARKING.

Coleman Close Basingstoke RG21 5LD

Entrance

Double glazed glass panel front door, leading to:

Study

7' 2" (max) x 10' (2.18m (max) x 3.05m)

Space for desk.

Hall

Stairs to first floor, storage cupboard, leading to:

Cloakroom

Double glazed window to front aspect, low level WC, hand wash basin.

Kitchen

7' 5" (max) x 11' 9" (2.26m (max) x 3.58m)

Double glazed window to rear aspect, double glazed glass panel door to rear garden, work surfaces with cupboards and drawers under and cupboards over, four ring induction hob with electric oven under and extractor fan over, sink with drainer and mixer tap, space for fridge-freezer, space for washing machine, tiled for.

Lounge/Diner

10' 5" x 20' (3.17m x 6.10m)

Double glazed window to side aspect, double glazed double French doors to rear aspect leading to the garden.

Upstairs

Landing

Double glazed window to front aspect.

Bedroom One

8' 11" x 12' 10" (max) (2.72m x 3.91m (max))

Double glazed window to rear aspect.

Bedroom Two

11' 8" x 8' 11" (3.56m x 2.72m)

Double glazed window to rear aspect, built-in wardrobe with mirrored sliding doors, loft access which is partially boarded and houses the boiler (18 months old).

Bathroom

Double glazed window to front aspect, low level WC, hand wash basin, panel enclosed tub with overhead shower attachment.



Outside

Rear Garden

Part patio, remainder laid to lawn, partial boarder with gravel, fully enclosed, outside tap, timber-built shed.

Parking

Communal parking available.







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

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

Property Ref: BTK313833 - 0007

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/BTK313833

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk