

for sale

offers in excess of **£350,000**



Canadian Way Basingstoke RG24 9RE

Offered to the market is this well presented **THREE BEDROOM** Mid-Terraced home. The property features a downstairs cloakroom, lounge/dining room, kitchen, en suite and bathroom. Externally there is a patio garden and two allocated **PARKING** spaces.

Canadian Way Basingstoke RG24 9RE

Entrance Hall

Single cupboard housing electrics, understairs storage cupboard, double glazed window to front aspect, leading to:

Cloakroom

Low level WC, hand wash basin.

Lounge/Dining Room

20' (max) x 19' (max) (6.10m (max) x 5.79m (max))

double glazed window to rear aspect, double glazed French doors to rear garden, double doors to:

Kitchen

10' 7" (max) x 10' 9" (max) (3.23m (max) x 3.28m (max))

Work surfaces with cupboards and drawers under and cupboards over, four ring gas hob with extractor hood over, integrated wall mounted three-part oven, integrated fridge-freezer, sink with drainer and mixer tap, space for dishwasher.

Upstairs

Landing

Single cupboard housing hot water tank (serviced annually).

Bedroom One

14' 6" (max) x 12' 6" (max) (4.42m (max) x 3.81m (max))

Two double glazed windows to side and rear aspects, built-in dressing unit with cupboards and drawers, built-in wardrobe, leading to:

En Suite

Walk-in shower, heated towel rail, vanity hand wash basin.

Bedroom Two

14' 11" x 10' 8" (max) (4.55m x 3.25m (max))

Double glazed window to rear aspect.

Bedroom Three

6' 7" x 12' 4" (max) (2.01m x 3.76m (max))

Double glazed window to front aspect.

Bathroom

Double glazed window to front aspect, panel enclosed bath with overhead shower, heated towel rail, low level WC, vanity hand



wash basin.

Outside

Rear Garden

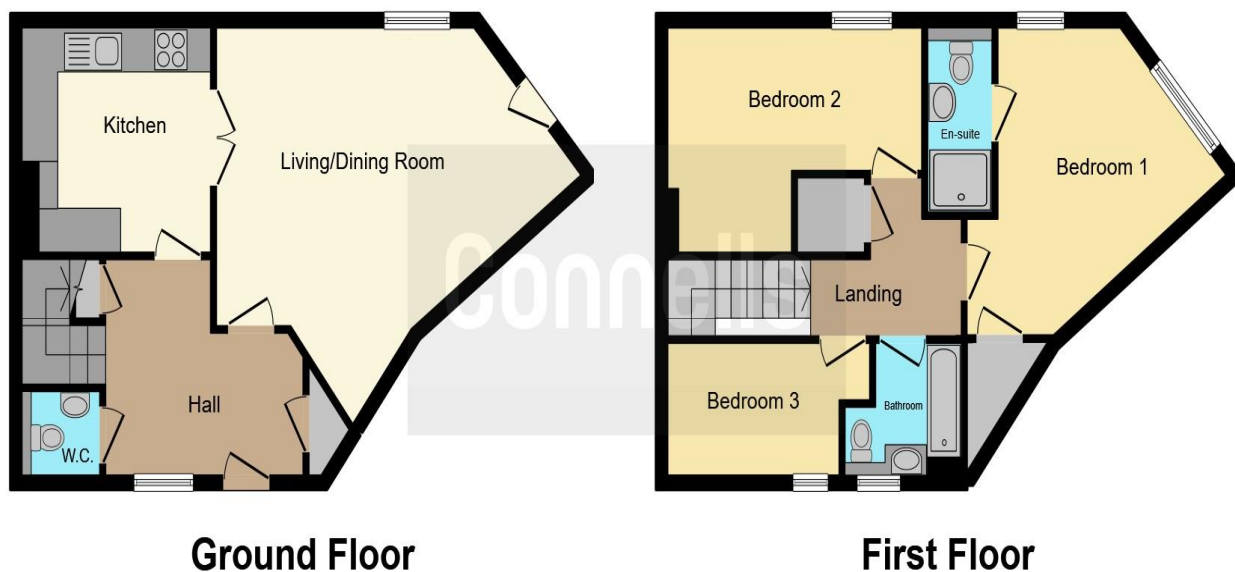
Paved and fully enclosed with a timber-built shed.

Parking

The property benefits from having two allocated parking spaces.







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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1 Wote Street
 BASINGSTOKE RG21 7NE

Property Ref: BTK314393 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1020.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/BTK314393

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2007. Should you require 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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