



Connells

Graphite Close
Basingstoke

Graphite Close Basingstoke RG24 9UZ

for sale offers in excess of
£500,000



Property Description

The property is situated in the popular Gillies Meadow development. Gillies Meadow offers easy access to many local amenities and is in close proximity of the Basingstoke Hospital. There are also fantastic transport links via the A339, A340 and M3 junction 7. There is also a regular bus service into Festival Place Shopping Centre, where you will find a main line railway station which offers a fast train service to London-Waterloo taking approximately 45 minutes.

Entrance

Double glazed glass panel front door leading to:

Hall

Stairs to first floor, doors to:

Cloakroom

Wash hand basin, low level WC.

Kitchen

15' 5" x 8' (4.70m x 2.44m)

Work surfaces with cupboards and drawers under and cupboards over, cupboard housing boiler (annually serviced), four ring electric hob with hood over, electric oven, integrated fridge-freezer, integrated dishwasher, integrated washing machine, 1.5 stainless steel sink with drainer and mixer tap with integrated water filter, double glazed window to front aspect.

Lounge/Diner

14' 10" (max) x 25' 2" (max) (4.52m (max) x 7.67m (max))

Understairs cupboard, two double glazed windows on either side of the double glazed French doors leading to rear and side garden, two double glazed skylight windows.

Upstairs To First Floor

Landing

Storage cupboard, stairs to second floor, doors to:

Bedroom Two

12' 2" x 8' 5" (max) (3.71m x 2.57m (max))

Double glazed window to front aspect.

Bedroom Three

8' 5" x 14' 11" (max) (2.57m x 4.55m (max))

Integrated wardrobe, double glazed window to rear aspect.

Bedroom Four

6' 5" x 9' 1" (1.96m x 2.77m)

Double glazed window to rear aspect.

Bathroom

Double glazed window, vanity wash hand basin, low level WC, panel enclosed bath with shower over.

Stairs To Second Floor

Bedroom One

22' 6" (max) x 11' 5" (max) (6.86m (max) x 3.48m (max))

Sloped ceiling, 7-door integrated cupboard, two double glazed skylight windows, loft access.

En Suite

Sloped ceiling with double glazed window, low level WC, vanity wash hand basin, enclosed walk-in shower, heated towel rail.

Outside

Garden

Rear and side garden, two tiers, mostly laid to lawn with patio.

Garage

19' 6" Max x 9' 10" Max (5.94m Max x 3.00m Max)

Up and over door, power and light.

Parking

Three allocated parking spaces.

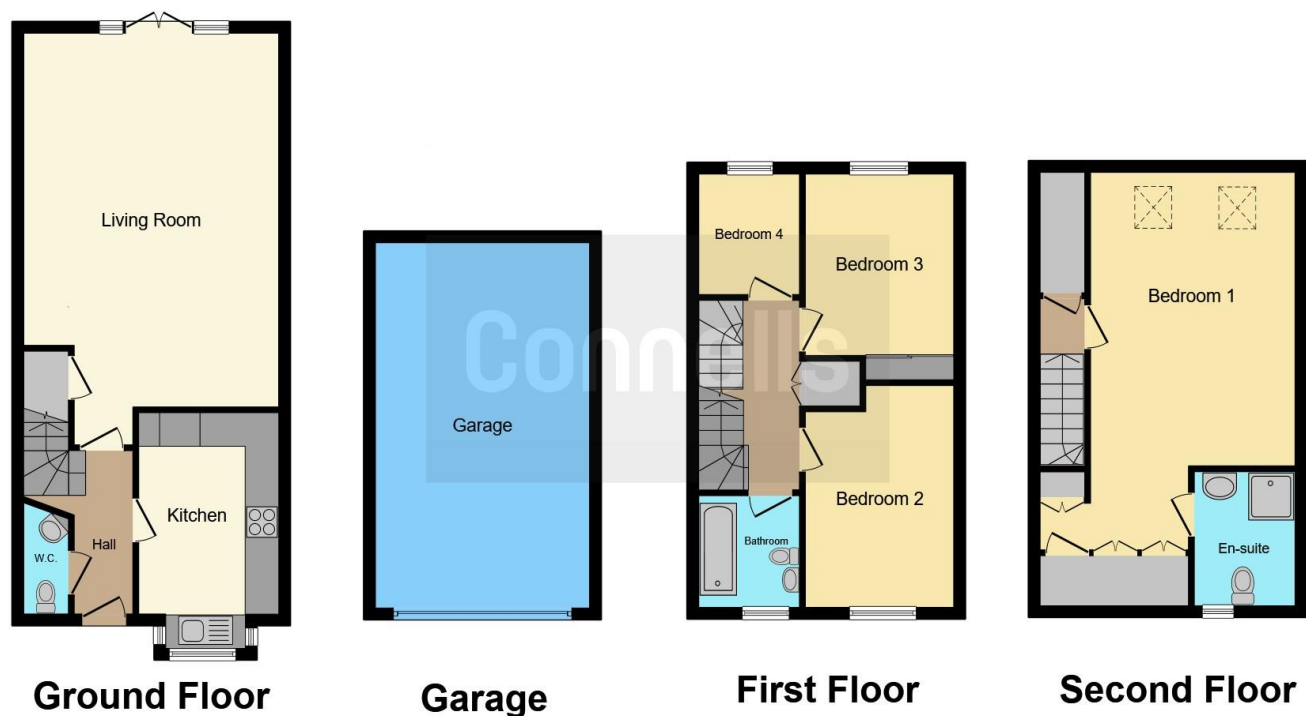
Agents Notes

There is a management fee of £130 p/a.









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
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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