



**Connells**

Martin Close  
Basingstoke



# Martin Close Basingstoke RG21 5JY

for sale  
**£300,000**



## 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, Nursery, 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

Leading directly into:

## Dining Room

9' 7" (max) x 10' 3" ( 2.92m (max) x 3.12m )

Double glazed window to side aspect.

## Hallway

Stairs to first floor, storage cupboard, leading to:

## Cloakroom

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

## Kitchen

7' 4" (max) x 11' 1" (max) ( 2.24m (max) x 3.38m (max) )

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, four ring induction hob with oven under and hood over, space for washing machine, space for fridge-freezer, double glazed window to rear aspect, double glazed glass panel door leading to rear garden.

## Lounge

10' 4" x 20' 3" (max) ( 3.15m x 6.17m (max) )

Double glazed window to rear aspect.

## Upstairs

## Landing

Doors to:

## Bedroom One

10' 5" (max) x 13' 2" (max) ( 3.17m (max) x 4.01m (max) )

Double glazed window to rear aspect.

## Bedroom Two

10' 2" (max) x 10' 3" (max) ( 3.10m (max) x 3.12m (max) )

Double glazed window to side aspect.

## Bedroom Three

7' 4" (max) x 11' 8" (max) ( 2.24m (max) x 3.56m (max) )

Double glazed window to rear aspect.

## Bathroom

Panel enclosed bath, low level WC, vanity wash hand basin, double glazed window to side aspect.

## Outside

## Rear Garden

Part patio remainder laid to lawn, fully enclosed.

## Parking

The property benefits from having 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](http://www.focalagent.com)

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1 Wote Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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