



Connells

George Street
Basingstoke



Property Description

This property is situated within close proximity to the town centre; Festival Place, also the bus station and the railway station are all within walking distance too. There is a regular bus service which provides routes into the surrounding areas, as well as access to some of the main commuter roads such as the A339 and M3.

Entrance Hall

Double glazed glass panel front door, stairs to first floor, door to dining room, door to:

Lounge

12' 1" (into bay window) x 9' 7" (max) (3.68m (into bay window) x 2.92m (max))

Double glazed bay window to front aspect, open fireplace.

Dining Room

11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to rear aspect, understairs storage cupboard, door to:

Kitchen

7' 9" x 6' 10" (2.36m x 2.08m)

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to side aspect, fitted four ring gas hob with electric oven under and hood over, space for upright fridge-freezer, space for washing machine, wall mounted gas boiler, doorway to:

Rear Lobby

Storage cupboard, double glazed glass panel door to rear garden, door to:

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed frosted window to rear aspect.

Upstairs

Landing

Double storage cupboard, loft access, doors to:

Bedroom One

13' (restricted head height) x 10' 4" (into recess) (3.96m (restricted head height) x 3.15m (into recess))

Two double glazed windows to front aspect, cast iron feature fireplace.

Bedroom Two

11' 1" (not into recess) x 7' 7" (restricted head height) (3.38m (not into recess) x 2.31m (restricted head height))

Double glazed window to rear aspect, cast iron feature fireplace.

Bedroom Three

11' x 7' (restricted head height) (3.35m x 2.13m (restricted head height))

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed frosted window to rear aspect.

Outside

Rear Garden

Fully enclosed and mainly paved, timber-built shed, gate for rear 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: C

Tenure: Freehold

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