



Connells

Hutchins Way
Basingstoke



Property Description

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

Entrance Hall

Stairs to first floor, door to:

Kitchen/Lounge/Diner

10' 2" (max) x 26' 8" (max) (3.10m (max) x 8.13m (max))

Two double glazed windows to front aspect, double glazed window to rear aspect, large storage cupboard, kitchen area houses the boiler and water softener, work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with oven under and hood over, space for fridge-freezer, space for washing machine, door to:

Rear Hall

Door to rear garden, door to:

Cloakroom

Low level WC, wash hand basin, extractor fan.

Upstairs

Landing

Doors to:

Bedroom One

11' 4" (max) x 13' 4" (max) (3.45m (max) x 4.06m (max))

Two Double glazed windows to front aspect and built-in cupboard.

Bedroom Two

13' 9" (max) x 11' 6" (max) (4.19m (max) x 3.51m (max))

Two double glazed windows to rear aspect and built-in cupboard with heater.

Bathroom

Panel enclosed bath with shower attachment, low level WC, wash hand basin, extractor fan.

Outside

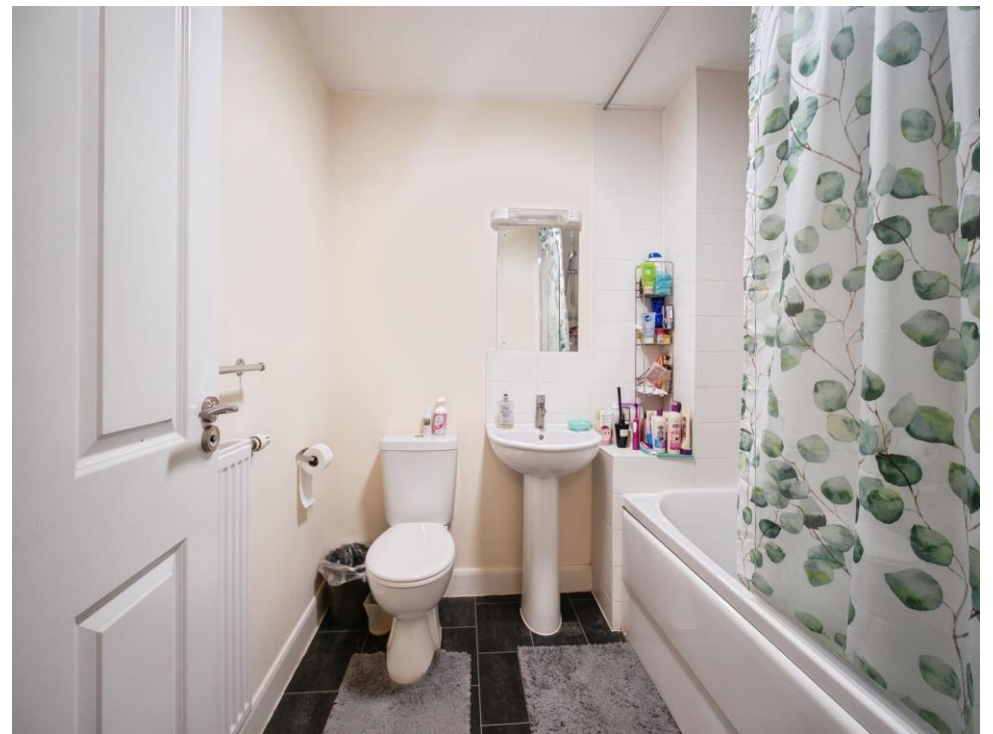
Rear Garden

Partly paved remainder lain to lawn, gate for rear access, timber-built shed, fully enclosed.

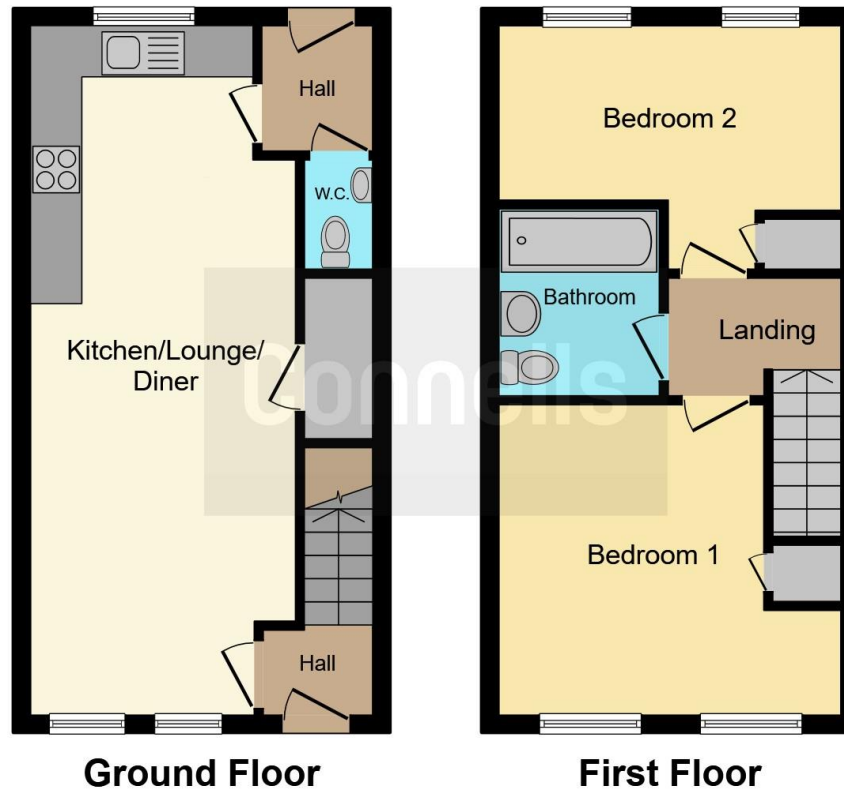
Parking

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

To view this property please contact Connells on

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

Tenure: Freehold

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