



Connells

Falkland Road
Basingstoke



Property Description

Located just off the A33, the property benefits from excellent travel links to Reading Town Centre and is just 2.7 miles from the Basingstoke Town Centre. A short walk from the house, there is a range of shops including Lidl, The Range and more. Slightly further away, but still within a mile, is the Chineham Shopping Centre also containing a selection of shops ranging from supermarkets to fast food options. Locally, there is a plenty of open space, along with the lovely Basing Wood.

Entrance Hall

Double glazed glass panel front door, stairs to first floor, storage cupboard, understairs storage cupboard, doors to:

Lounge

16' 10" x 11' 4" (5.13m x 3.45m)

Double glazed window to rear aspect, arch to:

Dining Room

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to front aspect, arch to:

Kitchen

12' x 8' 9" (3.66m x 2.67m)

Roll top work surfaces with cupboards and drawers under and cupboards over, two bowl stainless steel sink with drainer and mixer tap, double glazed window to front aspect, recently fitted four ring gas hob with hood over, fitted electric double oven, concealed upright fridge-freezer, part tiled walls.

Shower/ Utility Room

8' 9" (max) x 6' 5" (max) (2.67m (max) x 1.96m (max))

Walk in fully tiled shower cubicle, low level WC, stainless steel sink with drainer and mixer tap with cupboard and drawers under, space for washing machine, double glazed glass panel door leading to rear garden.

Upstairs Landing

Loft access, airing cupboard, double glazed window to side aspect, doors to:

Bedroom One

12' 9" (max) x 12' 2" (3.89m (max) x 3.71m)

Double glazed window to front aspect.

Bedroom Two

11' 4" x 10' 9" (max) (3.45m x 3.28m (max))

Double glazed window to rear aspect.

Bedroom Three

12' 2" x 9' 4" (not into recess) (3.71m x 2.84m (not into recess))

Double glazed window to front aspect, double wardrobe housing wall mounted gas boiler.

Bedroom Four

8' 2" x 7' 5" (2.49m x 2.26m)

Double glazed window rear aspect.

Shower Room

Walk in shower cubicle, low level WC, pedestal wash hand basin, double glazed frosted window to rear aspect.

Outside

Rear Garden

Part wood decking with remainder laid to lawn and shingle, flower and shrub borders, fully enclosed, gate for rear access, outside tap.

Parking

Driveway parking for two to three cars which leads to:

Garage

With up and over door. (Not inspected).









Ground Floor



First Floor

Total floor area 131.3 m² (1,414 sq.ft.) approx

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.propertybox.io

Connells

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

Tenure: Freehold

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