



Connells

Flaxfield Road
Basingstoke

Flaxfield Road Basingstoke RG21 8SE

for sale
£270,000



Property Description

The property is located close to the Town Centre, making it walking distance from the Festival Place Shopping Centre housing a number of shops, entertainment and leisure facilities along with food and drink outlets. Also in the Town Centre is the mainline train station to London Waterloo and the bus station with links across Basingstoke and surrounding areas, making travel links extremely accessible. The War Memorial Park, Glebe Gardens and Eastrop Park are both located in the Town Centre, providing lots of variety for open space and fresh air.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Lounge

11' 6" x 10' 2" (3.51m x 3.10m)

Double glazed glass panel front door, double glazed window to front aspect, door to:

Inner Hallway

Stairs to first floor, door to:

Kitchen/ Diner

18' 4" x 11' 6" (5.59m x 3.51m)

Work top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, double glazed glass panel door to rear garden, understairs storage cupboard, space for washing machine, space for cooker, space for upright fridge freezer, wall mounted gas boiler, door to:

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, skylight window.

Upstairs

Landing

Stairs to attic room which has not been inspected, doors to:

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to front aspect, built-in cupboard.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to rear aspect, built-in cupboard.

Outside

Rear Garden

Fully enclosed brick-build shed, gate for side access.

Parking

Permit parking can be found to the front of the property.

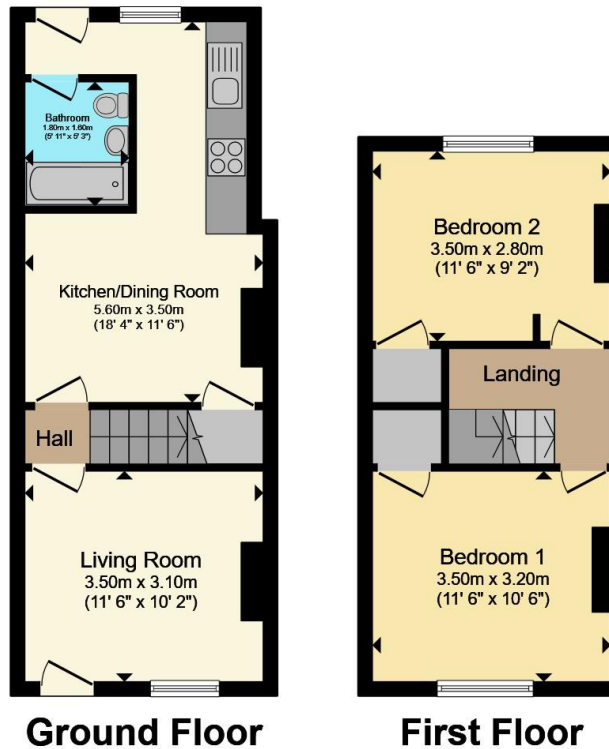
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Total floor area 60.2 m² (648 sq.ft.) approx

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



To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314595



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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