



Tiverton Road Basingstoke RG23 8EH

for sale offers in excess of
£300,000



Property Description

The property is close to many parks and open green spaces including Burghfield Walk Recreation Ground and Basingstoke Golf Centre. The Basingstoke Leisure Park is only a 5 minute drive away offering a variety of leisure facilities. Basingstoke's Town Centre offers the Festival Place Shopping Centre, The Malls and the mainline Train Station with a direct link to London Waterloo. The A339 to Newbury, A33 to Reading and the M3 are easily accessible via car, providing many travel and commuting options.

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.

Entrance Porch

Double glazed glass panel door, double glazed window, single cupboard housing boiler, door to:

Dining Room

Two single storage cupboards, one of which is located under the stairs, doors to:

Lounge

Double glazed French doors to the rear garden, double glazed window.

Kitchen

Serving hatch to dining room, double glazed window, work surfaces with cupboards and drawers under and cupboards over, four ring induction hob with hood over, integrated oven, sink with drainer and mixer tap, space for washing machine, space for tumble dryer.

Hall

Stairs to first floor, door to rear garden, door to:

Cloakroom

Double glazed window, low level WC, hand wash basin.

Upstairs

Landing

Double glazed window, single cupboard, doors to:

Bedroom One

Built in cupboard, double glazed window.

Bedroom Two

Built-in double cupboard, double glazed window.

Bedroom Three

Built-in cupboard, double glazed window.

Bathroom

Panel enclosed bath with shower attachment, low level WC, wash hand basin, double glazed window.

Outside

Rear Garden

Fully enclosed, patio with a couple of steps down to lawn area with flower and shrub borders, gate for rear access.

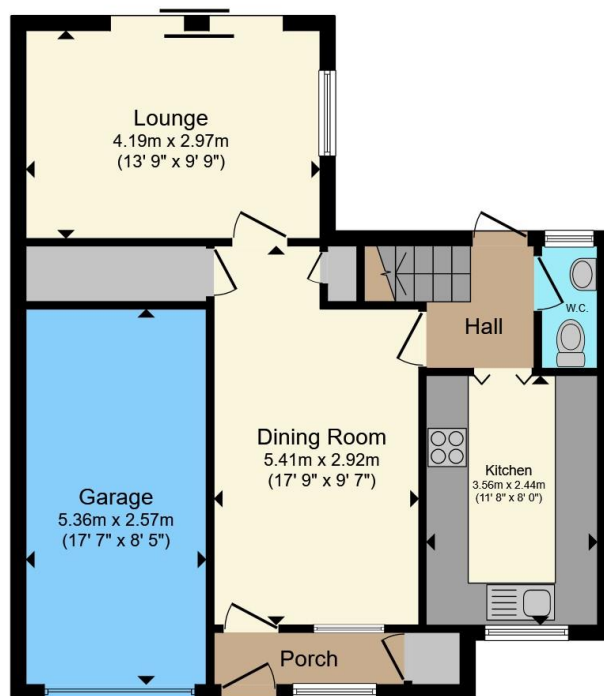
Parking

The property benefits from having a driveway that leads to a garage.

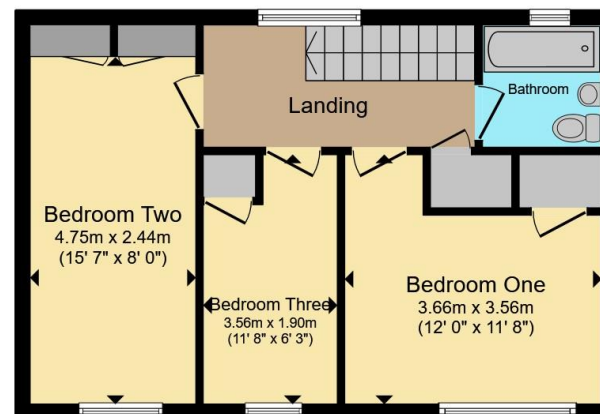








Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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

To view this property please contact Connells on

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314649



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314649 - 0002