



Connells

Binfields Close
Chineham, Basingstoke



Property Description

Offered to the market with no onward chain, is this ground floor maisonette situated in a quiet cul-de-sac. The property comprises a living room with feature fireplace, separate kitchen, wet room and one bedroom with fitted wardrobes. The home also benefits from an outside storage cupboard, private front garden, communal gardens, and off road communal parking.

Located in an over 55's development in the popular area of Chineham, the property benefits from being less than a mile from the Millfield Nature Reserve providing opportunity for walks and fresh air. The local area houses a Library, Post Office, Primary School, a Spa and Chineham Shopping Centre which offers a variety of supermarkets, retail shops and takeaway services. There are bus stops which have regular services into Basingstoke Town Centre and there is easy access to the A33 to Reading and the M3 via car.



Living Room

15' 3" max x 8' 7" max (4.65m max x 2.62m max)

Double glazed window to front aspect, storage cupboard, emergency cord and doors to:

Kitchen

11' 5" max x 6' max (3.48m max x 1.83m max)

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and taps, space for oven and hob, space for washing machine, space for fridge freezer and double glazed window to front aspect.

Bedroom

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

Double glazed window to rear aspect, fitted wardrobe, airing cupboard and door to:

Wet Room

Walk in shower area with seat, low level WC, wall mounted wash hand basin and emergency cord.

Outside

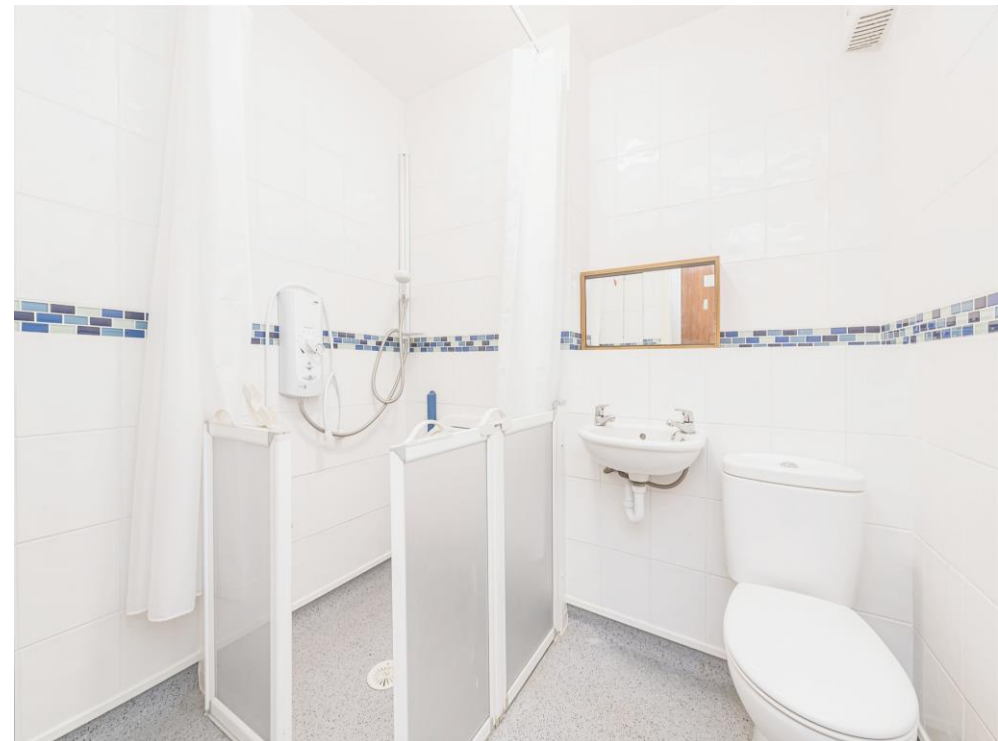
Brick built storage cupboard next to front door.

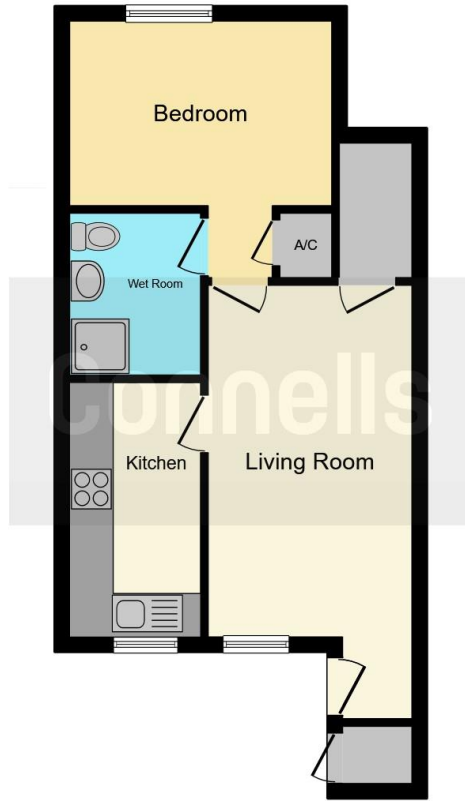
Front Garden

Laid to lawn.

Parking

The property benefits from communal parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BTK313132](https://www.connells.co.uk/Property/BTK313132)

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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