



**Connells**

Copse Road  
Overton Basingstoke



### Property Description

Situated on a non-estate road in the ever-popular village of Overton is this highly desirable TWO bedroom DETACHED BUNGALOW comprising of LOUNGE, KITCHEN, ENSUITE, BATHROOM, DRIVEWAY PARKING The property is offered with no forward chain and an internal viewing is highly recommended to fully appreciate the location, size, and condition this bungalow has to offer.

Overton is an attractive village between Andover and Basingstoke with good facilities and the railway station with service to London (Waterloo) or for those traveling by car the M3 is accessible at junction 6 or 7.

### Entrance Hall

Built in storage

### Lounge

12' 9" x 15' 4" ( 3.89m x 4.67m )

Double glazed window to side, double glazed double doors to rear

### Kitchen

10' 3" x 12' 11" ( 3.12m x 3.94m )

Double glazed window to rear, double glazed frost door to rear, integrated fridge freezer, extractor fan, electric hob, gas oven, stainless steel sink, wall and base units

## Bedroom One

13' x 11' ( 3.96m x 3.35m )  
Double glazed window to front

## Bedroom Two

12' 9" x 9' 1" ( 3.89m x 2.77m )  
Double glazed window to front

## En Suite

Double glazed frosted window to front, low level wc, hand wash basin, shower cubicle.

## Bathroom

Double glazed window to front, hand wash basin, enclosed panel bath, low level wc

## Outside

### Driveway

parking for 2 cars

### Front Garden

Shrubs, Lawn

### Rear Garden

Mainly laid to lawn, patio area

## Agents Notes

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.









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](http://www.focalagent.com)

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

**EPC Rating: D**

Tenure: Freehold



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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