



Connells

Elgar Close
Basingstoke



Property Description

Introducing this three bedroom end of terrace family home in Brighton Hill with no onwads chain.

As you enter the home you step into the large hallway which allows access to the light and spacious living room, flowing through to the dining room situated next to the kitchen. Moving upstairs you will find three bedrooms and a modern bathroom, ideal for the growing family.

Outside the property you will find a rear garden which is mainly laid to lawn with a patio area, perfect for those summer evening BBQ' and a garage in a block.

The property is nicely located within the sought after established development of Brighton Hill. Local shops, schools, restaurants and gyms are all within easy reach. Basingstoke town centre is about 3 miles away and offers multiple shopping and recreational facilities together with Festival Place shopping precinct, John Lewis At Home, Waitrose, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junctions 6 and 7 of the M3 are both within a short drive.

Lounge

14' 3" max x 9' 8" max (4.34m max x 2.95m max)

Double glazed window to front

Dining Room

9' 11" max x 8' max (3.02m max x 2.44m max)

Double glazed french doors to rear

Kitchen

7' 9" max x 9' 7" (2.36m max x 2.92m)

Fridge, washing machine, dish washer, integrated oven and hob, extractor fan, stainless steel sink with mixer tap, wall and base units

Bedroom One

9' 7" max x 12' 7" max (2.92m max x 3.84m max)

Double glazed window to rear

Bedroom Two

11' 7" max x 9' 8" max (3.53m max x 2.95m max)

Double glazed window to front

Bedroom Three

6' 3" max x 9' 7" into recess (1.91m max x 2.92m into recess)

Double glazed window to front, built in storage/wardrobe

Bathroom

7' x 5' 11" (2.13m x 1.80m)

Double glazed window to rear, panel enclosed bath with shower over, wash hand basin, low level wc

Loft Space

Boarded, electric, ladder

Rear Garden

Mainly laid to lawn

Parking

Garage In A Block

Up and over door









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

To view this property please contact Connells on

T 01256 398237
E basinstokesouth@connells.co.uk

56 Broadmere Road Beggarwood
 BASINGSTOKE RG22 4AQ

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105237



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: KSH105237 - 0014