



**Connells**

Camford Close  
Beggarwood Basingstoke



## Property Description

FOUR BEDROOM townhouse in BEGGARWOOD, BASINGSTOKE comprising of kitchen, cloakroom, ensuite, driveway parking, garage

The ground floor of this property boasts of a wc, spacious kitchen-diner with access to the rear garden and internal access through to the garage.

On the first floor you have a large double bedroom with access through to the family bathroom and a vast living space with an electric fire.

Lastly, on the third floor you have two large double bedrooms, one comprising of multiple wardrobes and a newly re-fitted ensuite. And one small double bedroom perfect for an office area.

The property is located in Beggarwood on the south-western fringe of Basingstoke, with local shops and schools nearby. The M3 (junc.7) can be reached in a few minutes. The town centre offers multiple shopping and recreational facilities together with Festival Place shopping precinct, the Anvil Concert Hall and Haymarket Theatre. The mainline station, offers a regular service to London Waterloo in about 45 minutes.

## Ground Floor

### Kitchen

17' 10" max x 12' 3" max ( 5.44m max x 3.73m max )

Double glazed door to rear, double glazed window to rear, space for fridge freezer, space for washing machine, space for dish washer, space for oven,

### Cloakroom

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

## First Floor

### Lounge

17' 11" max x 15' ( 5.46m max x 4.57m )

Two double glazed windows to front, electric fireplace

### Bedroom Two

10' 11" x 12' 6" ( 3.33m x 3.81m )

Double glazed window to rear

### Bathroom

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



## Second Floor

### Bedroom One

12' 6" max to wardrobe x 12' max ( 3.81m max to wardrobe x 3.66m max )

Double glazed window to front, built in wardrobes

### Ensuite

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

### Bedroom Three

9' 6" x 13' ( 2.90m x 3.96m )

Double glazed window to rear

### Bedroom Four

9' 5" x 8' ( 2.87m x 2.44m )

Double glazed window to rear

## Outside

### Parking

Driveway parking

### Garage

10' x 20' 1" ( 3.05m x 6.12m )

Up and over door, power and light

### Rear Garden

Decking area, mainly laid to lawn

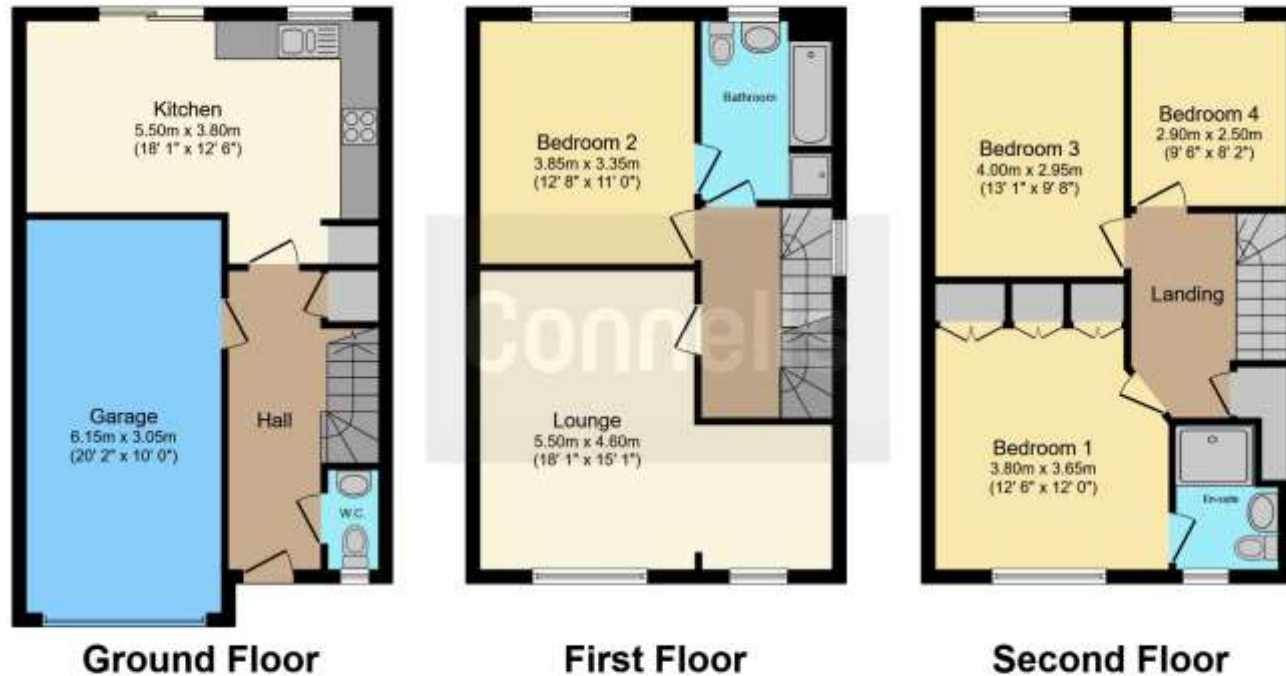












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**EPC Rating: C**

Tenure: Freehold

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