



Connells

Wedderburn Avenue
Beggarwood Basingstoke

Wedderburn Avenue Beggarwood Basingstoke RG22 4QG

for sale
£225,000



Property Description

TWO BEDROOM GROUND FLOOR FLAT in Beggarwood, Basingstoke comprising of lounge, kitchen, ENSUITE, bathroom, TWO ALLOCATED parking spaces, NO ONWARDS CHAIN.

This beautifully presented 2-bedroom ground floor flat is situated in the highly desirable area of Beggarwood. Perfectly positioned for those seeking convenience and comfort, the property offers an en-suite to the master bedroom, ensuring added privacy and luxury.

The flat also benefits from two allocated parking spaces, providing ample off-road parking for residents. With no onward chain, this is an ideal opportunity for first-time buyers or those looking to downsize.

Located in a peaceful and sought-after neighbourhood, this property is within easy reach of local amenities and schools nearby. The M3 (junc.7) can be reached in a few minutes transport links, and green spaces. Don't miss the chance to view this attractive flat in a prime location.

Lounge

20' 8" max x 13' 7" max (6.30m max x 4.14m max)

Two double glazed windows to side

Kitchen

12' 8" max x 5' 10" max (3.86m max x 1.78m max)

Double glazed window to rear, space for fridge freezer, space for washing machine, integrated oven and hob, wall and base units, sink with mixer tap

Bedroom One

12' 9" max x 10' 5" (3.89m max x 3.17m)

Double glazed window to side, two double fitted wardrobes

Ensuite

Shower cubicle, pedestal wash hand basin, low level wc, extractor fan

Bedroom Two

7' 4" x 7' 10" (2.24m x 2.39m)

Double glazed window to side, double wardrobe

Bathroom

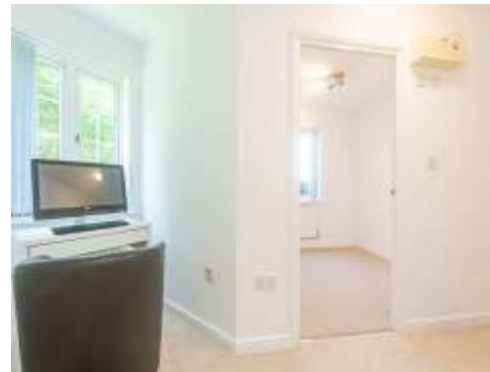
Panel enclosed bath, low level wc, pedestal

Parking

Two allocated parking space

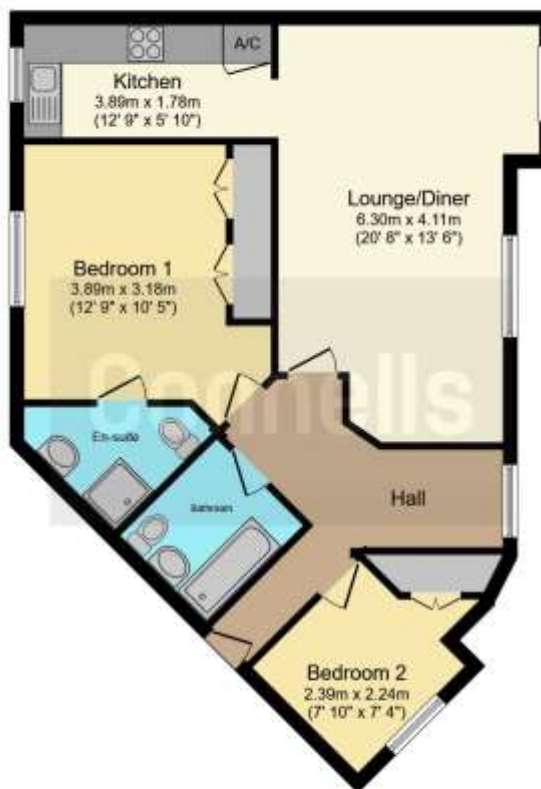
Rear Garden

Communal gardens









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/KSH105496

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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