



**Connells**

Gershwin Road  
Basingstoke





## Property Description

Situated in the popular location of Brighton Hill this two bedroom home is offered to the market in beautiful condition throughout. The kitchen breakfast room boasts stunning oak work tops and breakfast bar and the lounge diner, which leads out the garden, is perfect for entertaining family and friends. Downstairs also benefits from a cloakroom.

Upstairs the property has two good sized double bedrooms and a family bathroom.

Outside there is a low maintenance rear garden with shed and rear access leading to the communal parking. This house is perfect for first time buyers, investors and downsizers alike and viewing is highly recommended.

Ideally located to be within easy walking distance to good local infant, junior and secondary schools as well as the local Brighton Hill shopping parade with a variety of shops including Asda super market.

Junction 7 of the M3 is only a few minutes drive away and Basingstoke town centre and mainline train station are only a few miles away and gives access to London Waterloo in approximately 45 minutes.

## Cloakroom

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

## Lounge

15' 9" max x 13' 1" max ( 4.80m max x 3.99m max )

Double glazed window to rear, double glazed door to rear porch

## Kitchen

13' 1" max x 9' 2" max ( 3.99m max x 2.79m max )

Double glazed window to front, solid oak worktops, space for fridge freezer, space for washing machine, one and half sink with mixer tap, solid oak breakfast bar, induction hob and double oven

## Bedroom One

13' 1" max upto wardrobe x 13' 1" max ( 3.99m max upto wardrobe x 3.99m max )

Double glazed window to rear, large mirrored wardrobes

## Bedroom Two

13' 1" x 9' 2" ( 3.99m x 2.79m )

Double glazed window to rear

## Bathroom

Double glazed frosted window to front, p shaped bath with shower over, vanity wash hand unit, low level wc

## Outside

## Rear Garden

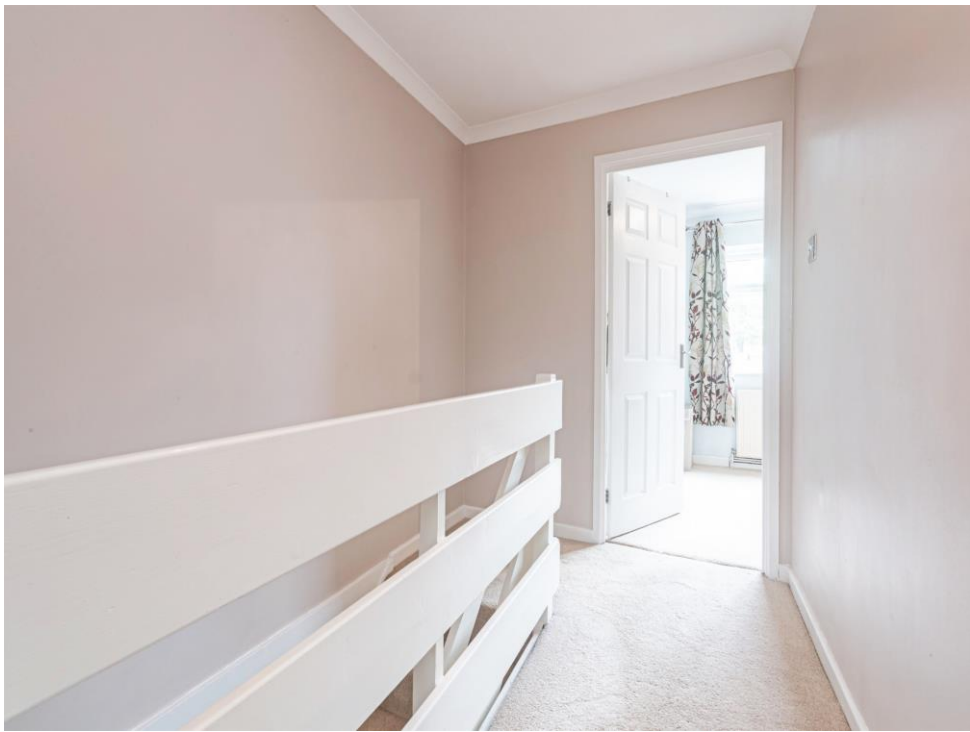
Decking area, paved

## Parking

Communal parking



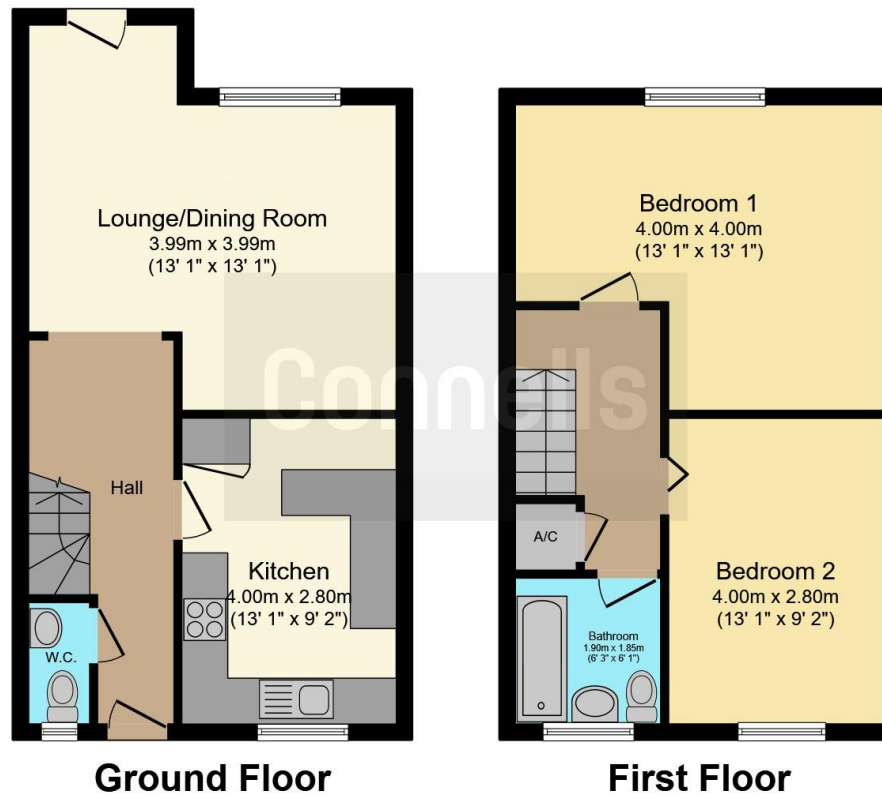












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01256 398237**  
**E [basingstokesouth@connells.co.uk](mailto:basingstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
 BASINGSTOKE RG22 4AQ

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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