



Connells

Quilter Road
Basingstoke

Quilter Road Basingstoke RG22 4HF

for sale guide price
£255,000



Property Description

THREE BEDROOM end of terrace home cloakroom, lounge/dining room, kitchen, bathroom, rear garden, garage and allocated parking

Located within walking distance of local shops, schools, and bus routes, this home is perfectly positioned for easy access to amenities and transport links. Whether you're a first-time buyer, a growing family, or an investor, this property offers excellent value in a desirable location.

Located in Brighton Hill the town centre is easily reached where there are more extensive recreational and shopping facilities including the bars, shops and restaurants of Festival Place. Basingstoke has museums, theatres, a concert hall, ice rink, cinemas and sports centres. The M3 motorway (junctions 6 & 7) runs just South of the town and there is a regular service to London (Waterloo from 46 minutes).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Cloakroom

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

Lounge

17' 9" x 10' 5" (5.41m x 3.17m)

Double glazed window to front

Kitchen/Diner

17' 9" x 10' 8" (5.41m x 3.25m)

Double glazed window to rear, space for washing machine, space for fridge freezer, one and half bowl with mixer tap, wall and base units

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

Double glazed window to rear, airing cupboard

Bedroom Two

13' 10" x 8' 10" (4.22m x 2.69m)

Double glazed window to front

Bedroom Three

9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed window to front

Bathroom

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

Outside

Rear Garden

Garage

16' 1" x 8' (4.90m x 2.44m)

Up and over door, power and light

Parking

Allocated parking space









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: Awaiting
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105613



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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