



Connells

Marigold Close  
Basingstoke



# Marigold Close Basingstoke RG22 5RG

for sale  
**£440,000**



## Property Description

A well-presented three-bedroom detached home, set in the highly sought-after location of Kempshott.

This property offers excellent convenience with nearby bus routes, parks and well regarded schools all within easy reach, making it an ideal choice for families. Inside, the home comprises a spacious living / dining area, a practical kitchen with direct access to a good-sized rear garden, a family bathroom and additional wc. The property also has solar panels.

Externally, the property benefits from driveway parking for 2-3 cars, garage and private rear garden, perfect for outdoor entertaining.

Living here you can enjoy green space surroundings, and become part of a vibrant local community. By road the nearby M3 provides direct links to the South Coast and London, other major trunk routes include the A33 to Reading and the M4. The nearest mainline rail link is Basingstoke where you will find regular fast train services to London Waterloo in under an hour.

## Cloakroom

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

## Kitchen

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to rear, double glazed door to rear, wall and base units, stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, extractor hob, oven

## Lounge/Dining Room

22' 4" x 10' 10" ( 6.81m x 3.30m )

Double glazed window to front, double glazed window to rear, fire place

## Bedroom One

12' 4" x 10' 10" ( 3.76m x 3.30m )

Double glazed window to front, built in wardrobe

## Bedroom Two

12' 4" x 9' 2" ( 3.76m x 2.79m )

Double glazed window to rear, built in wardrobe

## Bedroom Three

8' 2" x 7' 10" ( 2.49m x 2.39m )

Double glazed window to rear

## Bathroom

Double glazed frosted window to side, panel enclosed bath with mixer tap, low level wc, wash hand basin

## Outside

Solar Panels

## Garage

Up and over door

## Parking

Driveway Parking

## Rear Garden

Mainly laid to lawn, patio area, mature shrubs



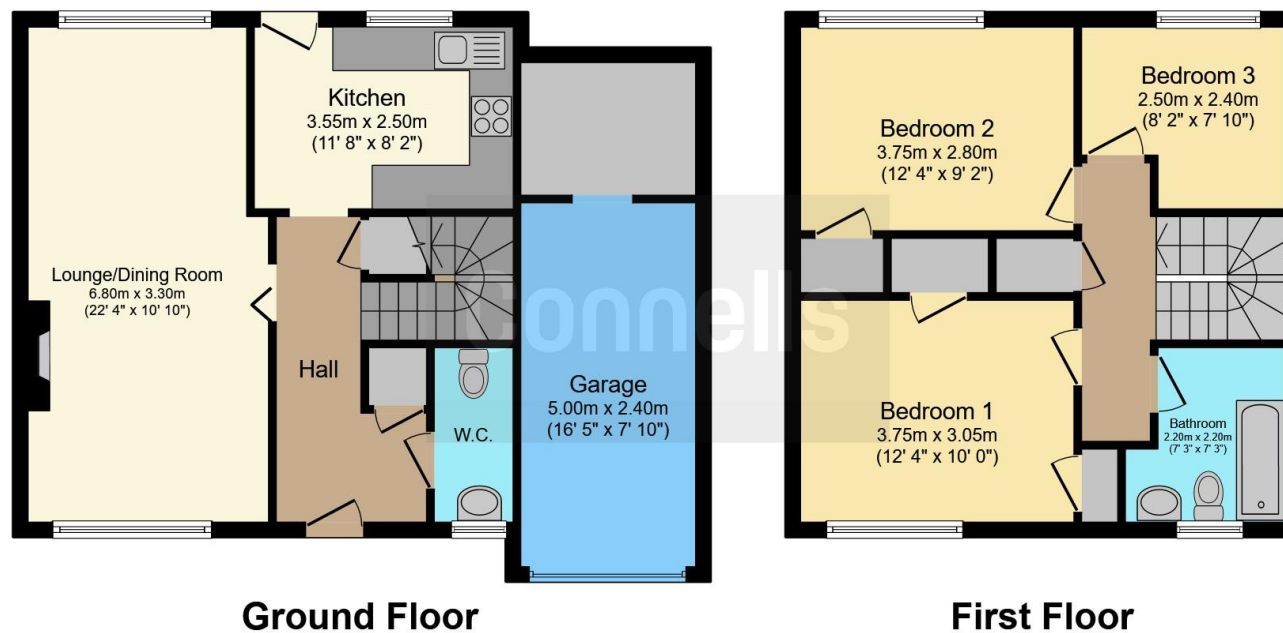












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KSH105606](http://connells.co.uk/Property/KSH105606)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KSH105606 - 0010