

Property details approval form

41 Bernstein Road, Basingstoke, Hampshire, England, RG22 4NE

Date: 20 October 2025

Property Ref and Version: KSH105721 - 0004

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > NO ONWARDS CHAIN
- > BRIGHTON HILL
- > TWO BEDROOMS
- > REAR GARDEN

○ Short Description

Connells are delighted to bring to the market this TWO BEDROOM END OF TERRACE HOME in the popular area of BRIGHTON HILL, BASINGSTOKE comprising of BATHROOM, LOUNGE, KITCHEN, REAR GARDEN, NO ONWARDS CHAIN

○ Long Description

Situated in a sought-after location of Brighton Hill, this two bedroom end-terraced home offers excellent potential for buyers looking to put their own stamp on a property. The ground floor features a good-sized kitchen and a bright lounge with access to the rear garden, creating a welcoming space for everyday living and entertaining.

Upstairs, there are two double bedrooms, a family bathroom and a separate wc. Offered to the market with no onwards chain, this home is ideal for first-time buyers or investors.

Services/Maintenance Charges - £6.72pcm

Brighton Hill local shops, primary and secondary schools, bus routes and open green spaces are within a short stroll, and Basingstoke town centre and mainline station lie just over two miles away

○ Directions

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☐ **Agents Note**

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○ Room Description

Outside Shed

Storage

Entrance Hall

Door to kitchen, door to lounge, stairs up

Kitchen

11' 4" x 10' (3.45m x 3.05m)

Double glazed window to front, wall and base units, space for fridge freezer, space for washing machine, stainless steel sink with mixer tap, oven and hob.

Lounge

16' 7" x 13' 9" (5.05m x 4.19m)

Double glazed window to rear, double glazed door to rear, storage cupboard.

Bedroom One

13' x 12' 6" (3.96m x 3.81m)

Double glazed window to rear

Bedroom Two

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed window to front

Landing

Storage cupboard

Bathroom

Double glazed frosted window to front, low level wc, panel enclosed bath with mixer tap

Toilet

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

Outside

Rear Garden

Mainly laid to lawn, patio area

Parking

Allocated parking spaces

Agents Note

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○ Room Description

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion . Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property

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○ Property Images



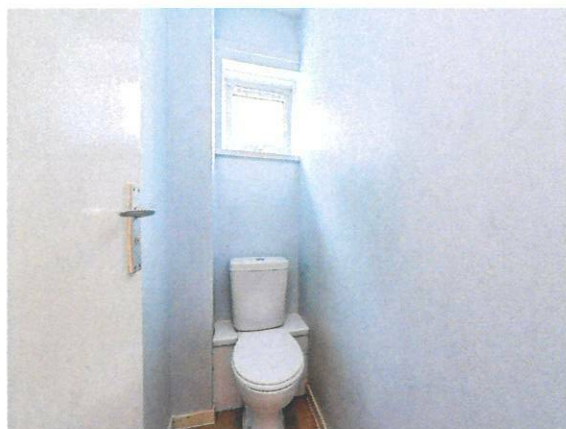
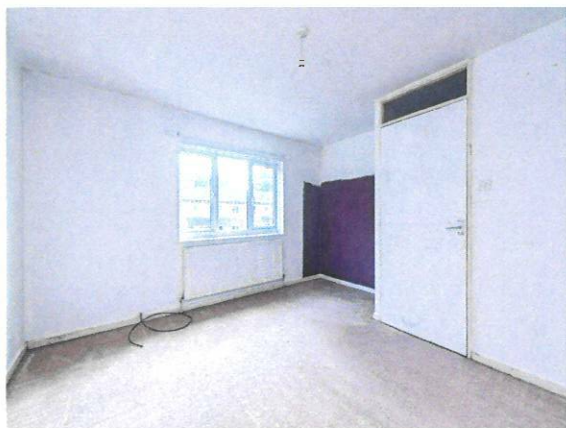
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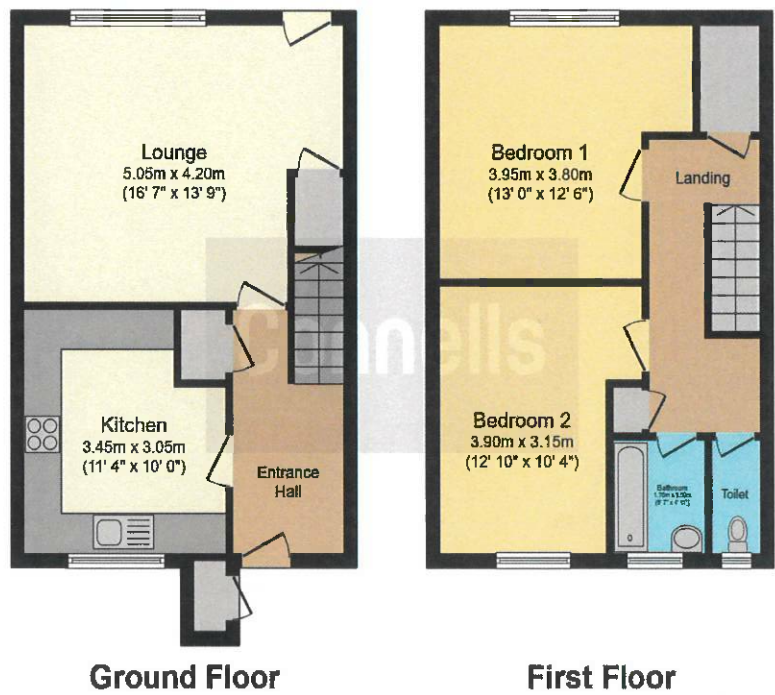
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○ Floor Plan



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

○ Approval

	Signature	Date
Charlie Hales		20/10/25