



**Connells**

Heathfield  
Basingstoke



# Heathfield Basingstoke RG22 4PA

for sale guide price  
**£200,000**



## Property Description

Situated in the sought after location of Brighton Hill, this well-presented one bedroom home is offered to the market making it an ideal investment or first time purchase opportunity. The property is in excellent condition throughout and benefits from a generous garden and two allocated parking spaces.

This home provides modern, comfortable living and is perfectly suited for investors looking to add to their portfolio.

The home is ideally situated close to schools, shops and excellent transport links making daily life easy and efficient. 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).

## 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 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.

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.

## Lounge

11' 6" x 9' 10" ( 3.51m x 3.00m )

Double glazed doors to rear, double glazed window to side

## Kitchen

13' 1" x 5' 5" ( 3.99m x 1.65m )

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

## Bedroom One

12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to side and rear, built in wardrobe

## Bathroom

Panel enclosed bath with mixer tap, low level wc, wash hand basin

## Outside

## Rear Garden

Mainly laid to lawn, patio area

## Parking

Two allocated parking spaces

## Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.



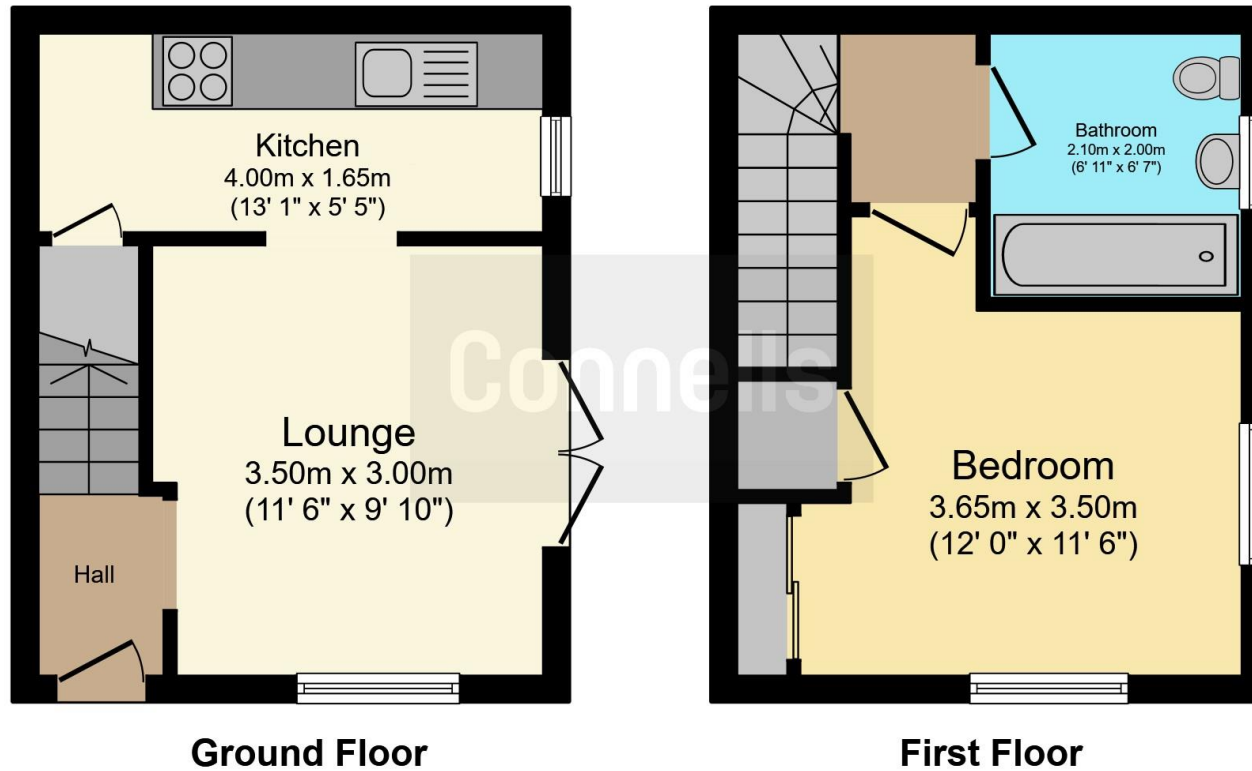












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KSH105695](http://connells.co.uk/Property/KSH105695)



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: KSH105695 - 0005