



**Connells**

Purcell Close  
Basingstoke



# Purcell Close Basingstoke RG22 4EL

for sale guide price  
**£180,000**



## Property Description

Set in the highly sought-after location of Brighton Hill, this spacious two bedroom ground floor maisonette offers an ideal opportunity for first-time buyers, downsizers or investors looking for a well-presented home, offered to the market with no onwads chain.

This property welcomes you with a bright and inviting lounge-diner, providing ample room for both relaxation and dining. The kitchen is well-appointed and offers direct access to the private rear garden, creating a seamless flow between indoor and outdoor living - perfect for enjoying summer evenings or entertaining guests.

There are two good-sized bedrooms, both offering comfortable and versatile spaces and a family bathroom. The home benefits from it's ground floor position, making it easily accessible and convenient.

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).

## 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

Irregular Shaped Room 17' 6" max x 11' 2" max ( 5.33m max x 3.40m)

Double glazed window to front, open fireplace

## Kitchen

Irregular Shaped Room 10' max x 7' 10" max ( 3.05m max x 2.39m)

Double glazed part frosted door to rear, double glazed window to rear, integrated oven and gas hob , space for washing machine, integrated fridge-freezer, integrated dishwasher

## Bathroom

Double glazed frosted window to rear, low level wc, hand wash basin, single shower cubicle, panel enclose bathtub.

## Bedroom 1

Irregular Shaped Room 16' 5" max x 9' max ( 5.00m max x 2.74m)

Double glazed window to front

## Bedroom 2

Irregular Shaped Room 10' max x 8' 6" max ( 3.05m max x 2.59m)

Double glazed window to rear

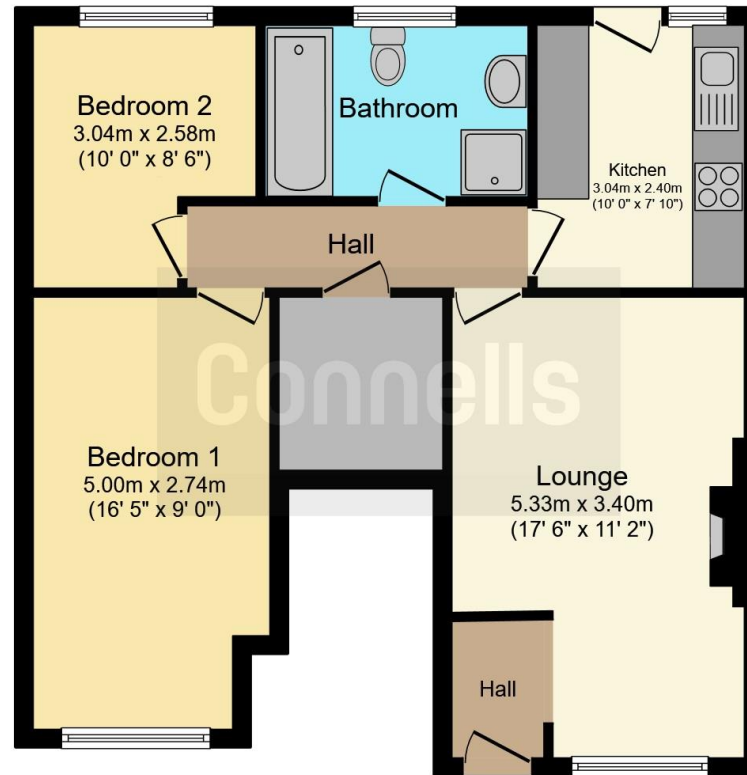












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KSH105713](http://connells.co.uk/Property/KSH105713)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: KSH105713 - 0007