



**Connells**

Bernstein Road  
Basingstoke



# Bernstein Road Basingstoke RG22 4NF

for sale guide price  
**£240,000**



## Property Description

Set in the popular Brighton Hill area, this charming two-bedroom end terraced home is perfect for both first time buyers or investors, being offered to the market with no onwards chain.

The ground floor of the property offers a spacious kitchen, a comfortable living / dining area with access to the private rear garden. On the first floor of the property you have 2 well-proportioned bedrooms and family bathroom.

Externally, the property offers driveway parking for 2 cars and the private rear garden - ideal for relaxing or entertaining.

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.

## Kitchen

Irregular Shaped Room 11' 4" max x 9' 11" max ( 3.45m max x 3.02m)

Double glazed window to front, mixer tap with drainer, gas oven/hob, fridgefreezer, space for a washing machine

## Lounge

16' 6" x 13' 9" ( 5.03m x 4.19m )

Double glazed sliding patio doors to rear, electric fireplace

## Bedroom 1

Irregular Shaped Room 13' max x 12' 6" max ( 3.96m max x 3.81m)

Double glazed window to rear

## Bedroom 2

Irregular Shaped Room 12' 8" max x 8' 8" max ( 3.86m max x 2.64m)

Double glazed window to front

## Family Bathroom

Frosted double glazed window to front, low level wc, panel enclosed bathtub with shower, hand wash basin

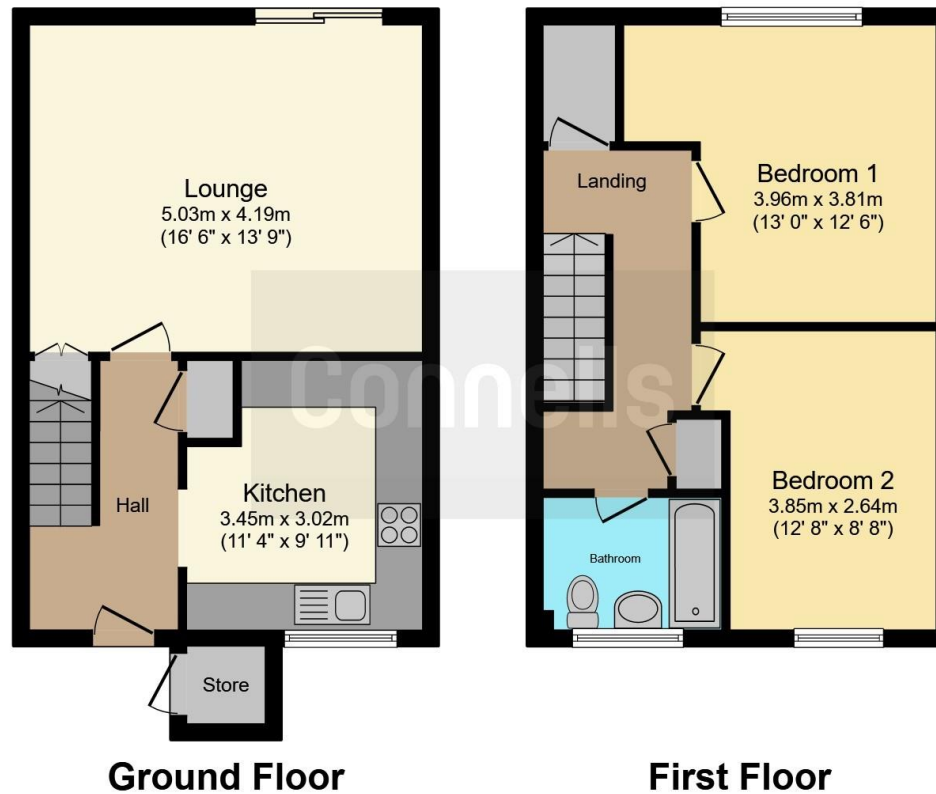












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**E [basingstokesouth@connells.co.uk](mailto:basingstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
 BASINGSTOKE RG22 4AQ

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KSH105720](http://connells.co.uk/Property/KSH105720)



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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