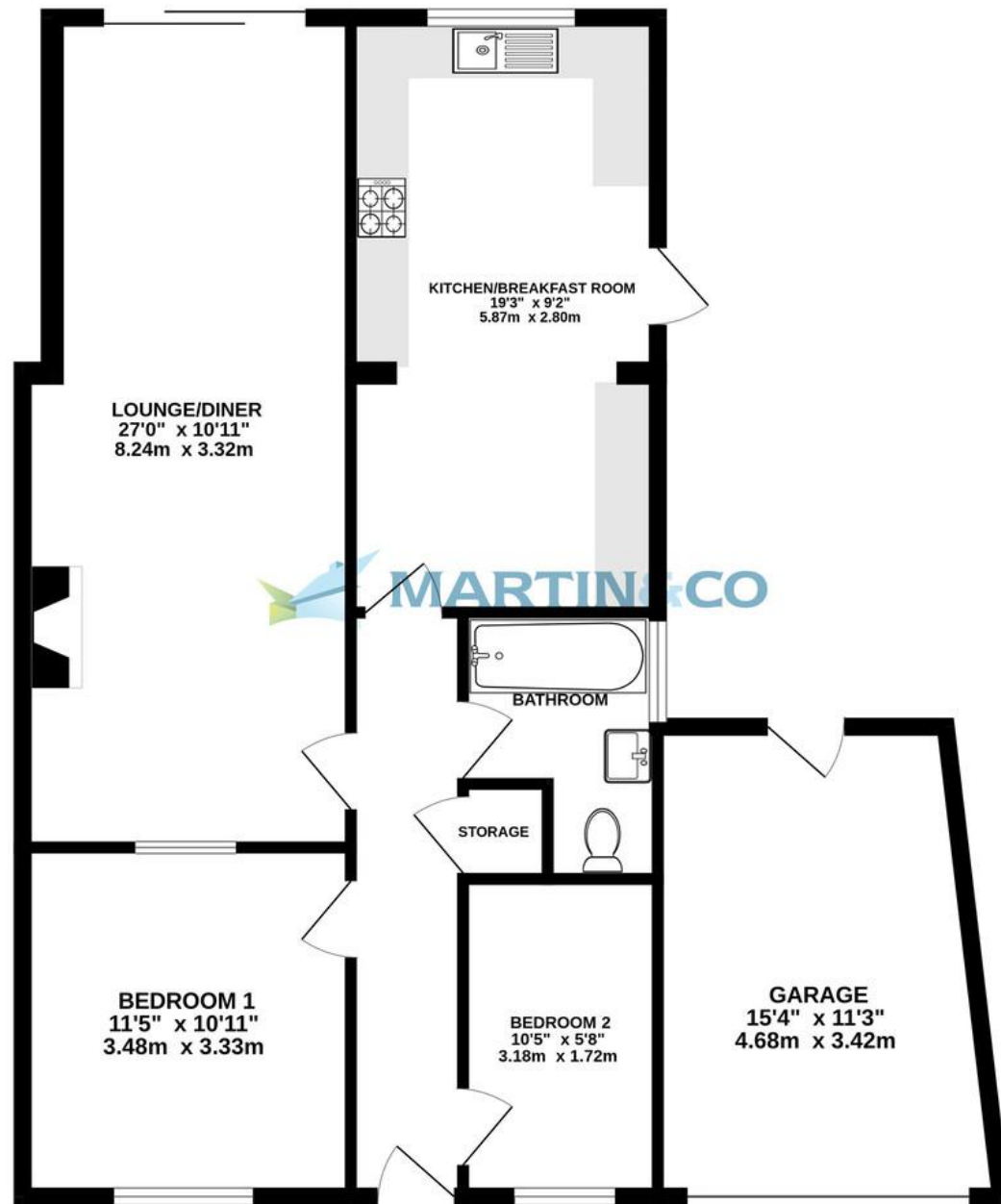


941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE



Woodroffe Drive, Basingstoke, RG22 6ND

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Offers In Region Of £345,000





Berg Estate

Offers In Region Of £345,000

- Two Bedrooms
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Bathroom
- Garage
- Driveway Parking
- Enclosed Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A rare opportunity to purchase a 2 bedroom semi-detached bungalow on the ever popular Berg Estate, and located within walking distance of local shops and amenities.

Comprising two bedrooms, large kitchen/breakfast room, large lounge/dining room, bathroom, garage, driveway parking and an enclosed garden.

HALL Storage cupboard, radiator, loft access and laminate flooring.

KITCHEN/BREAKFAST ROOM 19' 3" x 9' 2" (5.87m x 2.8m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, four ring gas hob, integrated oven, plumbing for a washing machine, laminate flooring and side door to the garden.

LOUNGE/DINING ROOM 27' 0" x 10' 10" (8.24m x 3.32m) sliding patio doors to the garden, feature fireplace, laminate flooring and radiators.

BEDROOM ONE 11' 5" x 10' 11" (3.48m x 3.33m) Front aspect window, carpet, radiator and fitted cupboards.

BEDROOM TWO 10' 5" x 5' 7" (3.18m x 1.72m) Front aspect window, carpet and radiator.



BATHROOM 7' 11" x 5' 9" (2.42m x 1.76m) Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator and tiled floor.

GARAGE 15' 4" x 11' 2" (4.68m x 3.42m) Up and over door, light, power and a door to the garden.

OUTSIDE To the front of the property there is a small garden with driveway parking.

To the rear of the property, there is an enclosed garden with patio area to the rear and side of the property.

MATERIAL INFORMATION

Tenure: Freehold
EPC Rating: D
Council Tax: C

