



TOTAL FLOOR AREA: 878 sq.ft. (81.5 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 as to their operability or efficiency can be given.
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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

Kingsclere Road, Basingstoke, RG21 6AJ

2 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £192,000





Chapel Gate, Basingstoke

Asking Price Of £192,000

- Shared Ownership
- 60% Share (rent 40%)
- Two Bedroom Semi-Detached House
- Open Plan Living Room/Kitchen
- Downstairs Cloakroom
- South Facing Garden
- Allocated Parking

Stylish 2-Bedroom Semi-Detached Home in Basingstoke – 60% Shared Ownership Available. We are delighted to present this charming 2-bedroom semi-detached house in the thriving community of Basingstoke, Hampshire. Available with no onward chain, this property is a fantastic opportunity for first-time buyers or those looking to step onto the property ladder through the Shared Ownership scheme.

Key Features:

60% Share Available at £192,000 (Full market value of £320,000)
 Monthly Rent on Share: £333.70
 Monthly Service Charge: £47.77 for the Chapel Gate Development
 Ground Rent Nil
 Lease: 125 years from 28 April 2017
 Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL Stairs to the first floor, fitted mat

LOUNGE 13' 7" x 10' 2" (4.14m x 3.1m) Front and side aspect double glazed window, radiator, deep under stairs storage cupboard

KITCHEN 10' 2" x 9' 5" (3.1m x 2.87m) This kitchen is thoughtfully designed for both functionality and style, featuring a rear aspect double-glazed window that fills



the space with natural light. It includes a 1½ bowl stainless steel sink unit with a mixer tap and single drainer, set above ample cupboard space for optimal storage. Additionally, the kitchen boasts a comprehensive range of matching cupboards and drawers, enhancing the storage options.

For your convenience, the kitchen is equipped with a large larder cupboard, complemented by an additional smaller larder cupboard, providing plenty of space for your kitchen essentials. Cooking is made easy with a built-in electric oven and a gas hob, complete with an extractor overhead to keep the kitchen fresh. The layout also accommodates a full-size fridge/freezer, and includes both plumbing and space for a washing machine, ensuring that all your practical needs are met. Door to

REAR LOBBY Double glazed door to garden, radiator, and door to cloakroom

CLOAKROOM Low-level W.C, pedestal wash hand basin with tiled splashback and radiator.

FIRST FLOOR LANDLING Smoke alarm

BEDROOM 1 13' 8" x 7' 9" (4.17m x 2.38m) Two front aspect double-glazed windows, radiator, and storage cupboard



BEDROOM 2 14' 9" x 9' 0" (4.50m x 2.75m) Rear aspect double glazed window, radiator and built-wardrobe

BATHROOM Side aspect double glazed window, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low-level W.C, extractor fan, and radiator.

OUTSIDE South facing rear garden, fully enclosed by panel fencing with side access There is a lawned area and outside tap

PARKING There is allocated parking for one car plus visitor parking available (a visitor permit is required)

