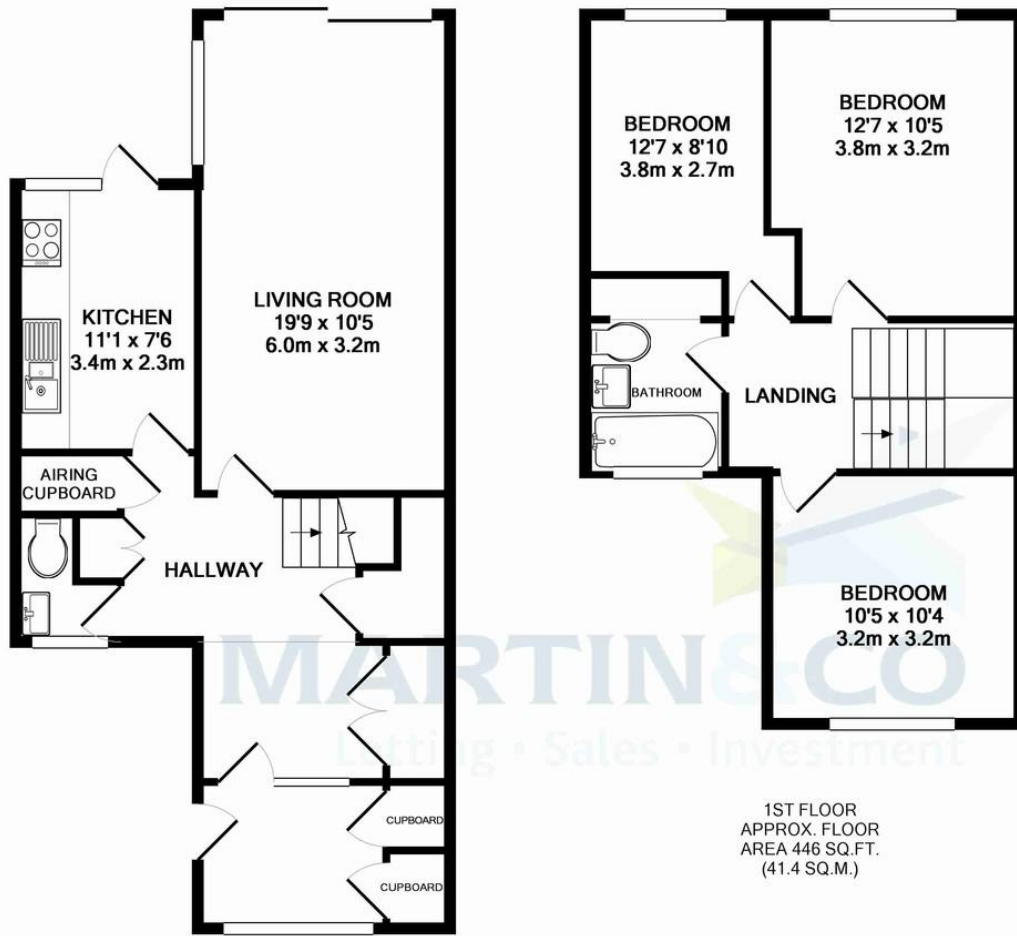


FOR SALE



GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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01256-859960

<http://www.martinco.com>



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 for 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.

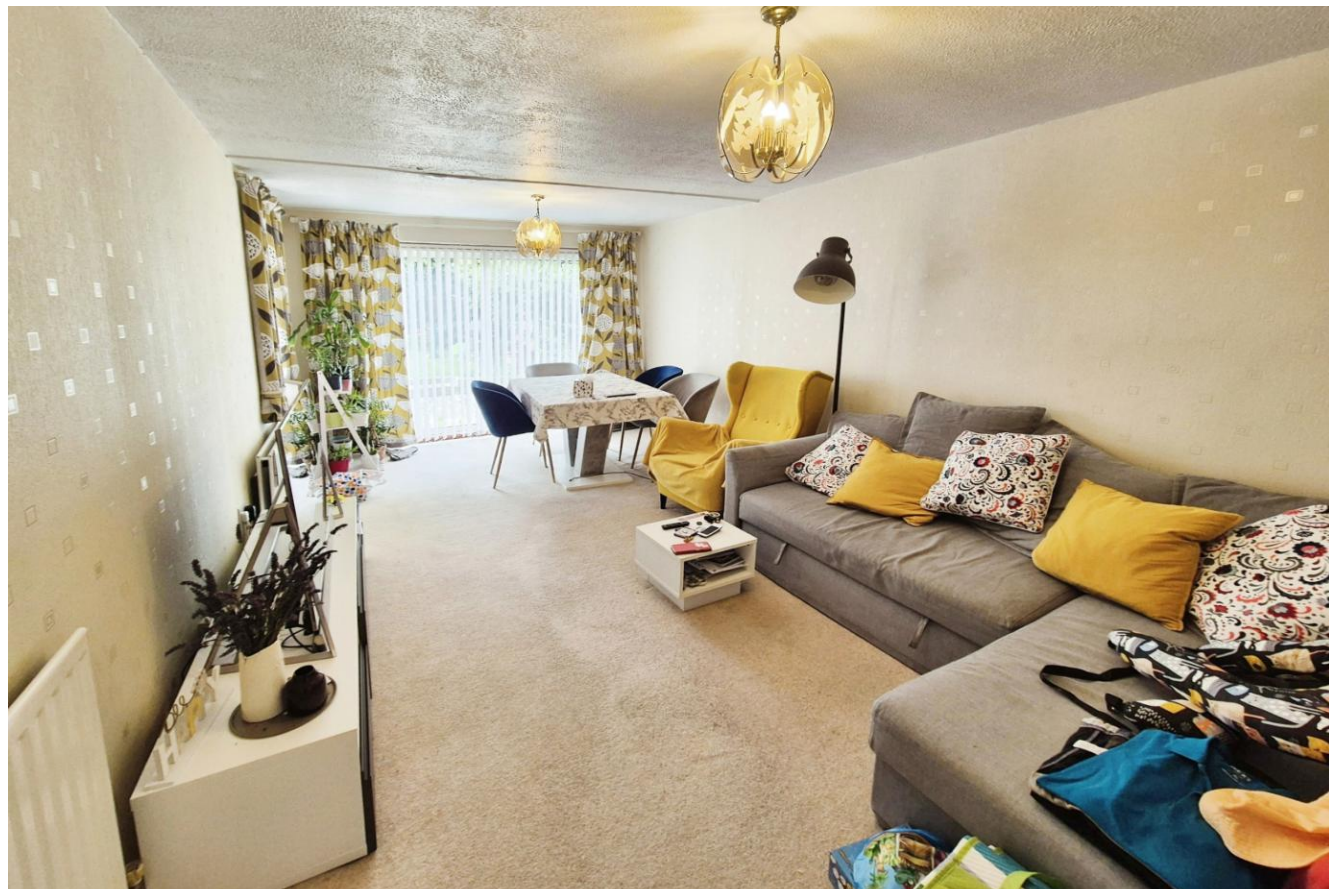


Oakridge

3 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £290,000



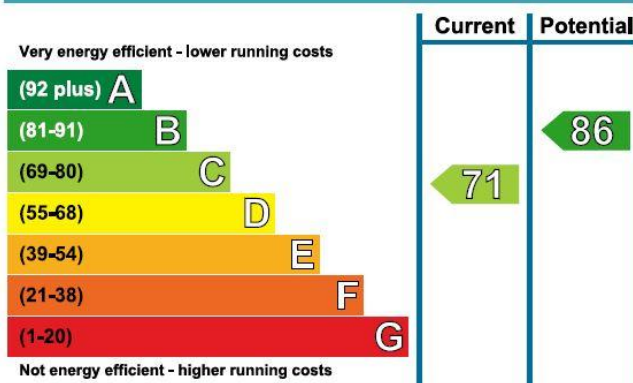


Oakridge

Asking Price Of £290,000

- Three Bedrooms
- 19' Living Room
- Good Sized Kitchen
- Family Bathroom
- Cloakroom
- Enclosed Garden
- Ample On Road Parking
- NO ONWARD CHAIN

Energy Efficiency Rating



A three bedroom family home, located within walking distance of Basingstoke town centre and train station. Comprising three bedrooms, family bathroom, 19' living room, kitchen, enclosed garden and a front entrance hall and storage area that could easily be converted to additional living space (subject to the usual consents).

ENTRANCE PORCH Front aspect window, carpet and two large storage cupboards.

HALLWAY Carpet, storage cupboards, airing cupboard and under stairs storage.

LIVING ROOM 19' 9" x 10' 5" (6.0m x 3.2m)
Sliding patio doors to the garden, carpet and radiator.

KITCHEN 11' 1" x 7' 6" (3.4m x 2.3m)
Rear aspect window and door to the garden, a range of eye and base level storage units with rolled edge work surfaces, plumbing for a washing machine, space for an electric cooker, tiled floor and radiator.

CLOAKROOM
Front aspect window, low-level WC wash hand basin and vinyl floor.

BEDROOM ONE 12' 7" x 10' 5" (3.8m x 3.2m)
Side aspect window, carpet and radiator.

BEDROOM TWO 12' 5" x 8' 10" (3.8m x 2.7m)
Side aspect window, carpet, radiator and loft access.



BEDROOM THREE 10' 5" x 10' 5" (3.2m x 3.2m)
Side aspect window, carpet and radiator.

FAMILY BATHROOM
Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator and tiled floor.

OUTSIDE
To the rear of the property, there is an enclosed garden, patio area adjacent to the property, garden shed and rear access gate.



MATERIAL INFORMATION
Tenure: Freehold
EPC Rating: C
Council Tax Band: C
Basingstoke and Deane

