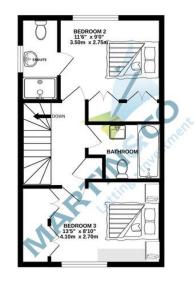
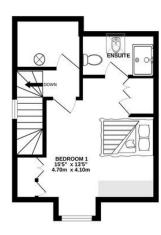


1ST FLOOR











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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 checkthe 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.



Town Centre

3 Bedrooms, 3 Bathroom, Semi-Detached House

Offers in Excess Of £450,000

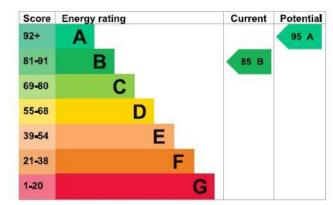




Town Centre

Offers in Excess Of £450,000

- Three Double Bedrooms
- Two En-Suites Shower Rooms
- Town Centre Location
- Open Plan Living Area
- Kitchen with Appliances
- Enclosed Garden
- Allocated & Visitors Parking



A beautifully presented three bedroom family home, located in a private cul-de-sac, and only a short distance from Basingstoke town centre and train station.

Comprising three double bedrooms, two en-suite shower rooms and a family bathroom, open plan living area, kitchen with appliances, cloakroom, driveway parking and an enclosed garden.

Viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Stairs to the first floor, radiator, downlights, wood flooring, storage cupboard, and smoke alarm.

CLOAKROOM Front aspect double glazed window, concealed cistem and pedestal wash hand basin with tiled splash back. There is a radiator and ceramic floor tiling.

KITCHEN 11' 10" x 8' 2" (3.61m x 2.49m) Front aspect double-glazed window. There is a stainless-steel sink unit with a single drainer with a single cupboard under, a further range of matching cupboards and drawers. There is a built-in Zanussi double electric oven, built-in Zanussi gas hob with extractor over, integrated Zanussi dishwasher, built-in Zanussi Fridge/Freezer, built-in Zanussi fridge/freezer. There is a fitted breakfast bar.

LIVING/DINING ROOM 15' 5" x 15' 1" (4.7m x 4.6m) Rear aspect double glazed window and matching French Windows to garden. Wood flooring, under-stairs storage cupboard and fitted storage units.



FIRST FLOOR LANDING Radiator, smoke detector, downlights, thermostat control, and storage cupboard with shelving.

BEDROOM 2 11' 6" x 9' 0" (3.51m x 2.74m) Rear aspect double glazed window, full width fitted wardrobes and radiator.

ENSUITE SHOWER ROOM Side aspect double glazed window, shower cubide with rain head shower and handheld shower, pedestal wash hand basin, and low-level W.C. There is a shaver point, chrome towel radiator, half-tiled walls and extractor fan.

BEDROOM 3 13' 5" x 8' 10" (4.09m x 2.69m) Front aspect double glazed window, full width fitted wardrobes and further range of fitted wardrobes, cupboards and a radiator.

BATHROOM Panelled enclosed bath with mixer taps, vanity sink unit, and low-level W.C. There are tiled walls, chrome towel radiator, extractor fan and ceramic floor tiling

2ND FLOOR LANDING Side aspect double glazed window, downight, smoke alarm, and large walk-in storage cupboard with Megaflo hot water cylinder.

BEDROOM 1 15' 5" x 13' 5" (4.7m x 4.09m) Front aspect double glazed window, two sets of triple fitted wardrobes, fitted bedroom cupboard, and radiator.



ENSUITE SHOWER ROOM Rear aspect Velux style window, shower cubicle with rain head shower and handheld shower, pedestal wash hand basin, and low-level W.C. There is a shaver point, chrome towel radiator, half tiled walls and extractor fan

OUTSIDE

FRONT Allocated parking for One car, there are two visitor spaces for the 9 residents. Small front garden

REAR Full-width patio, with outside tap, a lawed area with timber shed and side access. The garden is enclosed.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: D
Basingstoke and Deane
EPC RATING: B
Allocated Parking
NO ONWARD CHAIN



