



TOTAL FLOOR AREA: 542 sq.ft. (50.4 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 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

Wheeler Way, Basingstoke, RG24 9TQ

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £275,000





Marnel Park

Asking Price Of £275,000

- Two Double Bedrooms
- Freshly Painted, No Onward Chain
- Modern Kitchen With Integrated Oven & Hob
- Spacious Lounge/Diner With French Doors To Garden
- Cloakroom/Utility Room
- Enclosed Rear Garden With Patio & Gate To Parking
- Allocated Parking Space To Rear

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FRONT DOOR TO

KITCHEN The property opens into a bright, modern kitchen which also serves as the main entrance hallway. Fitted with a range of matching wall and base units, the space offers ample storage and preparation areas, complemented by contrasting work surfaces and stainless steel splashbacks. Integrated appliances include an oven, hob with extractor hood, and stainless steel sink unit. A front aspect window and glazed side panel allow natural light to flow in, while the contemporary flooring continues seamlessly through to the lounge. A useful under-stairs cupboard and cloakroom/utility (accessed from this area) add to the practicality of the layout.

Sliding doors connect the kitchen to the lounge/diner, creating a flexible, open-plan flow that can easily be closed off for separation when desired.

LOUNGE A generous and versatile lounge/dining room occupies the rear of the property, enjoying direct access to the garden through wide glazed French doors and side panels that flood the room with natural light. The open-plan design creates a sociable living space, perfect for both relaxation and entertaining.

Neatly positioned under the staircase is a useful storage recess, while the attractive wood-effect flooring continues throughout, enhancing the modern feel. Sliding doors provide the option to create separation from the kitchen, offering flexibility in how the space can be used.

LANDING Cupboard with storage and gas boiler

BEDROOM 1 A bright and well-proportioned double bedroom positioned at the front of the property, enhanced by a large



window that provides pleasant views and plenty of natural light. The room benefits from a full range of fitted wardrobes with mirrored doors, offering generous storage while maximising the sense of space. Neutrally decorated and carpeted

BEDROOM 2 The second bedroom is another generous double, set to the rear of the property and overlooking the garden. Well-proportioned and neutrally decorated, it offers flexible use as a main or guest bedroom, home office, or nursery. A rear aspect window ensures good natural light, while fitted carpeting and a radiator complete the space.

BATHROOM The property is served by a modern three-piece bathroom suite, comprising a panelled bath with overhead shower and glass screen, pedestal wash hand basin, and WC. Finished with white tiled splashbacks and neutral décor

REAR The enclosed rear garden enjoys a good degree of privacy, laid mainly to lawn with a paved patio area, ideal for outdoor seating and entertaining. A rear gate provides direct access to the property's allocated parking space, ensuring everyday convenience. Designed with low maintenance in mind, it's a practical and enjoyable outdoor area.

FRONT The property presents an attractive modern façade with red brick elevations and a welcoming canopy porch. Set behind a neat hedge, the approach offers both privacy and kerb appeal. The home benefits from allocated parking and is ideally positioned within the popular Marnel Park development, close to local amenities and open green spaces.



CLOAKROOM/UTILITY ROOM This room includes a WC, a wash hand basin with tiled splashback, and a work surface with space and plumbing for a washing machine.. A practical space that combines everyday utility with convenience.

PARKING The property benefits from one allocated parking space, conveniently located to the rear and directly accessible via the garden gate.

AREA Marnel Park is a popular modern development to the north of Basingstoke, well served by local amenities including a supermarket, healthcare facilities, and good primary and secondary schools. The area enjoys regular bus links into the town centre, where you'll find Festival Place shopping, leisure facilities, and Basingstoke's mainline railway station with fast services to London Waterloo in under an hour. The M3 is also within easy reach, providing excellent access to London, Reading, and the South Coast.

MATERIAL INFORMATION

Tenure: Freehold
EPC Rating: C
Council Tax Band: C
Basingstoke and Deane
Allocated parking for one car to rear.

