



Connells

Montserrat Road
Basingstoke

Montserrat Road Basingstoke RG24 9PF

for sale
£290,000



Property Description

Nestled within a peaceful residential area, this three-bedroom terraced house presents an excellent opportunity for families and professionals alike. Boasting an inviting open plan lounge and dining area, the property is perfect for both everyday living and entertaining. The kitchen is well-proportioned, while the additional convenience of a downstairs cloakroom/utility room which adds to the home's practical appeal.

Upstairs, you will find three generously sized bedrooms and a well-appointed family bathroom, catering comfortably for the needs of a growing family.

Outside, an enclosed rear garden offers a private haven for relaxation or outdoor gatherings, providing ample space for children to play safely. Residents benefit from communal parking, ensuring ease of access and convenience for you and your guests.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



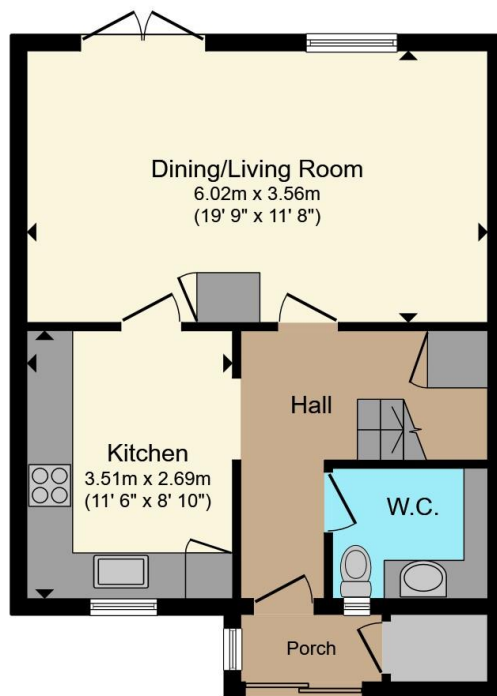
Area

The property is local to parks, Doctors Surgery and Pharmacy, shops, Schools and Nurseries and the Hospital, there is a variety in the area. Just a 2.4 mile drive from the Town Centre and with the Basingstoke Leisure Park even closer, there property is in a great location for entertainment and leisure facilities. There are a number of supermarkets located in Basingstoke, including Morrisons, Sainsburys, Tesco's, Aldi and Lidl. With easy access via car to the A339 and A340, the property is in a great location for travel links via car, along with bus routes serving the local area.

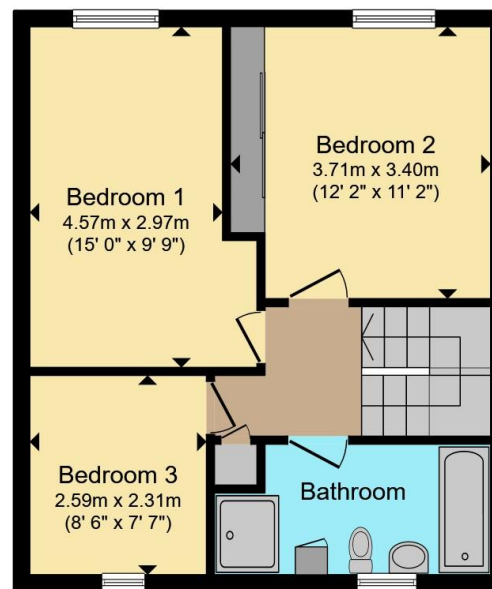








Ground Floor



First Floor

Total floor area 89.9 m² (967 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314938



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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