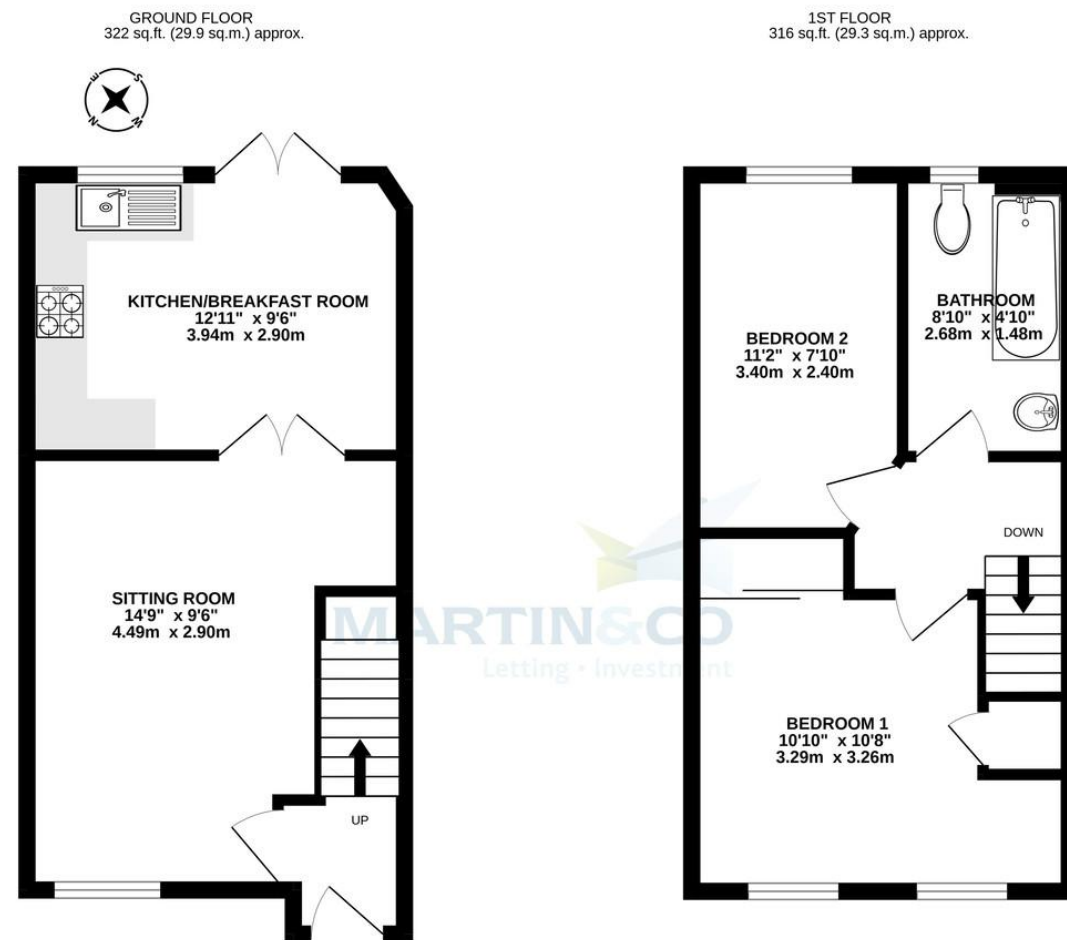




TOTAL FLOOR AREA: 638 sq.ft. (59.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
 Made with Metropix 11/2022



Martin & Co Basingstoke
 26 London Street • Basingstoke • RG21 7PG
 T: 01256-859960 • E: basingstoke@martinco.com

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 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

Julius Close, Basingstoke, RG24 9SJ

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £280,000





Rooksdown

Asking Price Of £280,000

- Two Bedrooms
- Bathroom
- Modern Kitchen/Breakfast Room
- Living Room
- Driveway Parking for Two Cars
- Enclosed Garden
- Excellent Condition Throughout

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

LANDLORD BUYERS ONLY – A beautifully presented two-bedroom house in Rooksdown, offered for sale exclusively to landlords.

The accommodation comprises a living room, kitchen/breakfast room, two bedrooms and a bathroom. Outside, the property benefits from an enclosed garden and driveway parking for two cars.

Presented in excellent condition throughout, this property offers an attractive addition to a rental portfolio. Viewing is highly recommended.

FRONT DOOR TO

ENTRANCE HALL Stairs to first floor, Hive thermostat control (internet required)

SITTING ROOM 14' 8" x 9' 6" (4.49m x 2.90m) Front aspect double glazed window, wood effect flooring, two radiators storage cupboard and double doors to kitchen.

KITCHEN/BREAKFAST ROOM 12' 11" x 9' 6" (3.94m x 2.90m) Rear aspect double glazed window and matching French windows onto the garden. A range of eye and base level storage units with rolled edge work surfaces, stainless sink



unit with cupboard under, a further range of matching cupboards and drawers, integrated slimline dishwasher, built in electric oven with gas hob. Space for fridge freezer, space for washing machine. Tiled walls, tiled flooring and radiator.

FIRST FLOOR LANDING

BEDROOM 1 10' 9" x 10' 8" (3.29m x 3.26m) Two front aspect windows, fitted wardrobe, cupboard with gas boiler and radiator,

BEDROOM 2 11' 1" x 7' 10" (3.40m x 2.40m) Rear aspect double glazed window, freestanding wardrobe and radiator.

BATHROOM Rear aspect window. Bath with glass shower screen and shower unit, low level W.C and pedestal wash hand basin and radiator.

REAR Full width patio with outside tap. Lawned area leading to a shed and gate to parking

PARKING Two parking spaces



KEY FACTS FOR BUYERS
SOLD to landlords only. Tenants are remaining and paying £1,400
Freehold
Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
UNFURNISHED
Driveway Parking for TWO Cars

