

Connells

Wordsworth Close
Basingstoke

# Wordsworth Close
# Basingstoke RG24 9DE

for sale
**£290,000**







## Property Description

Nestled within a well-established residential area, this beautifully presented three-bedroom mid-terraced house offers a delightful blend of comfort and practicality, ideal opportunity for families and first-time buyers alike. Step through the welcoming entrance into a spacious lounge, ideal for relaxing or entertaining guests. There is a separate dining room, providing an appealing setting for family meals and gatherings, while the fitted kitchen ensures ample workspace.

The ground floor cloakroom adds a layer of convenience, making this home well-suited to busy households. Upstairs, three well-proportioned bedrooms deliver plenty of space for restful nights, with large double-glazed windows throughout ensuring an abundance of natural light. The property's good overall condition means you can move straight in and start enjoying your new home from day one.

To the rear, an enclosed garden provides a private retreat and communal parking facilities are available, making day-to-day living all the more straightforward.

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

Located just off the A33, the property benefits from excellent travel links to Reading Town Centre and is just 2.7 miles from the Basingstoke Town Centre. A short walk from the house, there is a range of shops including Lidl, The Range and more. Slightly further away, but still within a mile, is the Chineham Shopping Centre also containing a selection of shops ranging from supermarkets to fast food options. Locally, there is a plenty of open space, along with the lovely Basing Wood.




















**Ground Floor** **First Floor**

Total floor area 92.5 m² (995 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

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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: B

Tenure: Freehold

**view this property online connells.co.uk/Property/BTK315133**

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.