



**Connells**

Chester Place  
Basingstoke



# Chester Place Basingstoke RG21 8UT

for sale offers in excess of  
**£225,000**



## Property Description

The property benefits from being within walking distance of Basingstoke's Town Centre offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also, the M3 and A30 are only a short drive away from the property.

## Entrance Hall

Double glazed glass panel front door, stairs to:

## Upstairs

## Landing

Meter cupboard, loft access with loft ladder, doors to:

## Lounge

14' 5" (max) x 11' 6" ( 4.39m (max) x 3.51m )

Double glazed window to rear aspect, fitted electric fire.

## Kitchen

12' 1" x 8' ( 3.68m x 2.44m )

Roll top work surfaces with cupboards and drawers under and cupboards over, one and

a half bowl stainless steel sink with drainer and mixer tap, double glazed window to front aspect, fitted four ring electric hob with electric oven under and hood over, space for washing machine, space for upright fridge-freezer, part tiled walls.

## Bedroom One

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed window to rear aspect.

## Bedroom Two

11' x 8' 10" ( 3.35m x 2.69m )

Double glazed window to side aspect, double wardrobe.

## Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin, low level WC, tiled floor and walls, double glazed frosted window to front aspect, heated towel rail.

## Outside

## Rear Garden

Laid to lawn with timber-built bike store, brick-built shed, fully enclosed with front access.

## Parking

Permit parking can be found to the front of the property.















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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 8.50

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314514](http://connells.co.uk/Property/BTK314514)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Jan 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: BTK314514 - 0013