



**Carter Drive, Basingstoke, Hampshire, RG24  
9UL**

**Guide Price £225,000**

LODDON PROPERTIES are delighted to present to the sales market this well presented two bedroom ground floor maisonette, situated on the highly popular Marnel Park development. Internally, the home boasts a spacious dual aspect kitchen/diner, providing ample room for a four-seater dining table and chairs. The fully fitted kitchen includes a range of appliances and features an electric oven, gas hob with extractor over, as well as useful storage cupboards. The bright and comfortable living room features patio doors leading out to a private, enclosed low-maintenance rear garden with gated side access — perfect for relaxing or entertaining. The property offers two well-proportioned bedrooms, both finished with neutral décor and carpeting. The dual aspect main bedroom overlooks the garden and benefits from fitted wardrobes, offering excellent storage space and comfortably accommodating a large bed and additional furniture. A modern family bathroom completes the accommodation, featuring a contemporary three-piece suite with shower over bath and a window providing natural light and ventilation. Externally, the property benefits from driveway parking along with additional visitor parking spaces available on a first come, first served basis. Positioned in a quiet residential street on Carter Drive, the property benefits from a convenient location close to the edge of the development, providing excellent commuter links while still being within easy walking distance of local amenities. The nearby Chineham Shopping Centre is just a short drive or bus journey away, offering a wide range of shops, restaurants and everyday conveniences. Early viewing is highly recommended. Contact Loddon Properties today to arrange your viewing appointment. Open day: 28th March TENURE: LEASEHOLD YEARS REMAINING: 109 YEARS GROUND RENT: £195.82 per annum SERVICE CHARGE: £730.57 per half annum EPC: C COUNCIL TAX: C





- 2 BEDROOM
- MAISONETTE
- GROUND FLOOR
- PRIVATE ENTRANCE
- KITCHEN/DINER
- FITTED WARDROBES
- ENCLOSED GARDEN
- DRIVEWAY PARKING

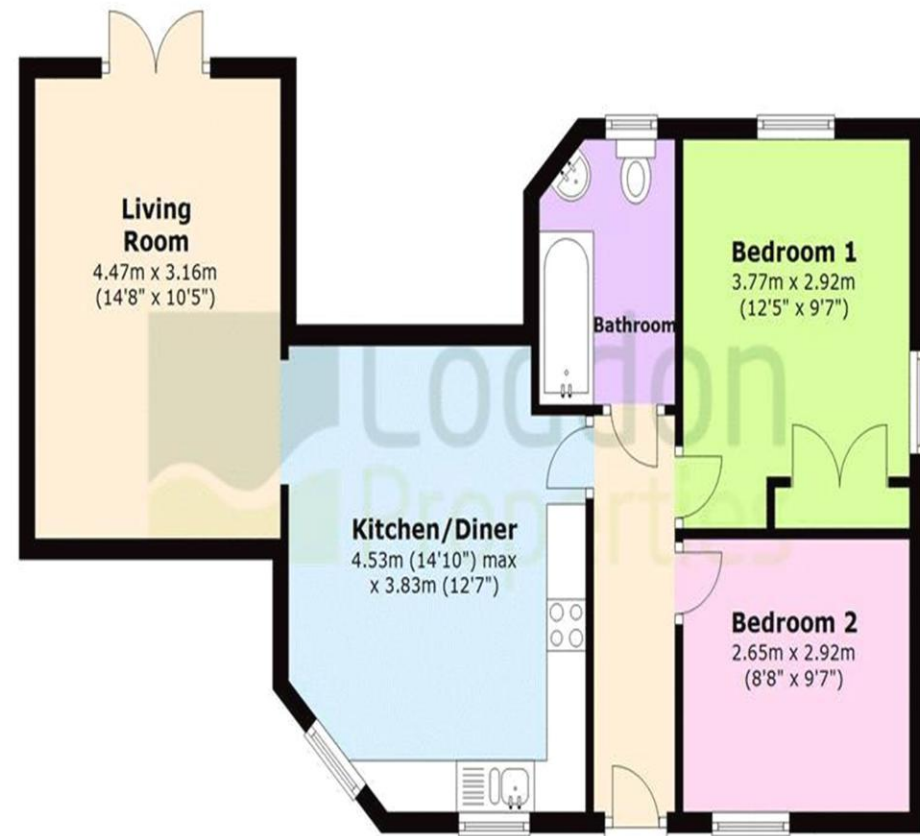


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such..Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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