



Connells

Worldham Gardens
Basingstoke



Property Description

Situated in the sought-after Gillies Meadow development in Basingstoke, this beautifully presented two-bedroom end of terrace home offers modern, low-maintenance living and is ideal for first-time buyers, downsizers, or investors alike.

The property is finished to a high standard throughout and benefits from the remainder of an NHBC warranty, providing peace of mind for years to come. Upon entering, you are welcomed into a bright and contemporary home with well-planned accommodation. The ground floor features a cloakroom, a separate modern kitchen with a range of fitted units and integrated appliances, along with a spacious lounge diner to the rear. Understair fitted units allowing storage space. This versatile living space offers ample room for both relaxing and entertaining, with access to the rear garden.

Upstairs, the property offers two well-proportioned bedrooms with fitted wardrobes, along with a modern family bathroom and en suite, all presented in excellent condition.

Externally, the home benefits from a private non overlooked rear garden with side gate access and the rare advantage of two allocated parking spaces. The development is well maintained, with an estate management fee of £140 payable every six months.

This fantastic home combines contemporary living with a convenient location, close to local amenities, transport links, and green spaces.

Area

Located in the popular residential area of Gillies Meadow, the property is close to shops, schools, parks, a cafe, pharmacy and a local Doctors Surgery. Basingstoke's Town Centre is less than 3 miles via car and houses the Festival Place Shopping Centre, The Malls and the mainline Train Station to London Waterloo. There are bus stops nearby with regular services into the Town Centre and across Basingstoke. The property also benefits from being close the North Hampshire Hospital and the Weybrook Park Golf Club.









Total floor area 61.6 m² (663 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



To view this property please contact Connells on

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1 Wote Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314685



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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