



Connells

Locksbridge House Divot Way
Basingstoke

Locksbridge House Divot Way Basingstoke RG24 9YB

for sale offers in excess of
£220,000



Property Description

Rooksdown - The property is local to convenience stores, schools, a cafe, Doctors Surgery and pharmacy. There are plenty of parks and open spaces close by, providing opportunity for walks and fresh air. The Basingstoke Town Centre is just under three miles away, housing the Festival Place Shopping Centre and The Malls with a variety of shops, restaurants, bars, and entertainment facilities. There are bus stops nearby with regular services into the Town Centre, and the Basingstoke Train Station has a direct line to London Waterloo. Also the M3, A33 and A339 are all easily accessible via car, offering plenty of travel links.

AGENTS NOTE: 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.

Entrance Hall

Single storage cupboard,

Open Plan Living Area

24' 6" x 10' 10" (7.47m x 3.30m)

Kitchen Area comprises work top surfaces with cupboards and drawers under and cupboards over, four ring gas hob with electric oven under and hood over, stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated washing machine, integrated fridge-freezer, double glazed window.



Bedroom One

10' 3" (max) x 15' 5" (max) (3.12m (max) x 4.70m (max))

Double glazed window, door to:

En Suite

Low level WC, wash hand basin, integrated mirror lighting, walk-in shower cubicle, heated towel rail, extractor fan.

Bedroom Two

14' 11" (max) x 7' 9" (max) (4.55m (max) x 2.36m (max))

Double glazed window, built-in single cupboard.

Bathroom

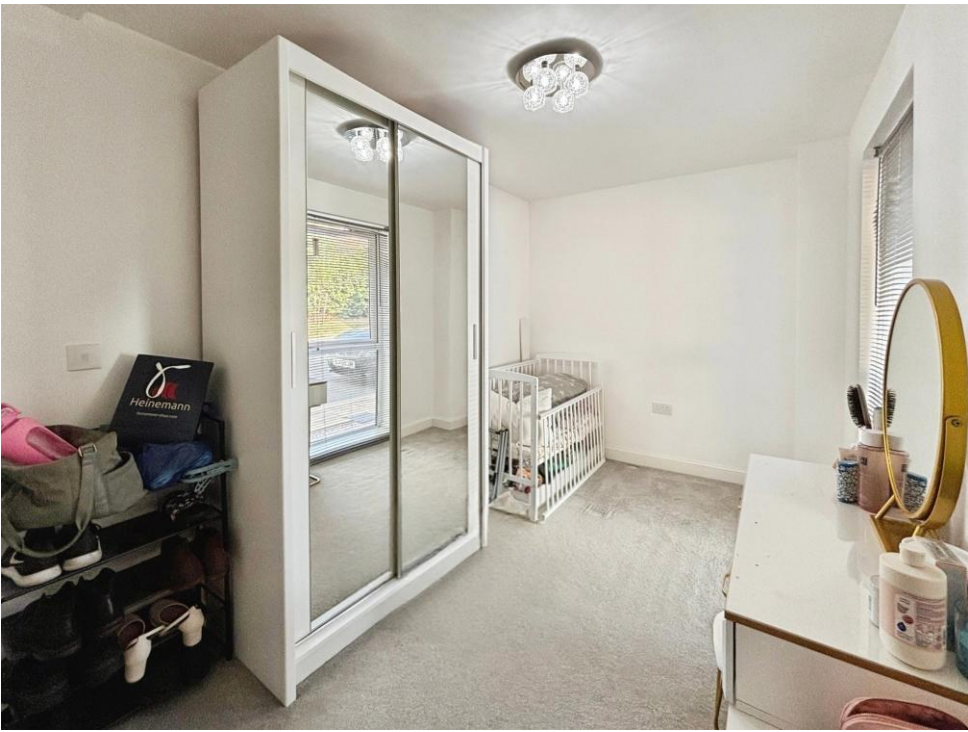
Low level WC, vanity wash hand basin, panel enclosed bath with shower attachment, heated towel rail, double glazed window, integrated mirror lighting, extractor fan.

Outside

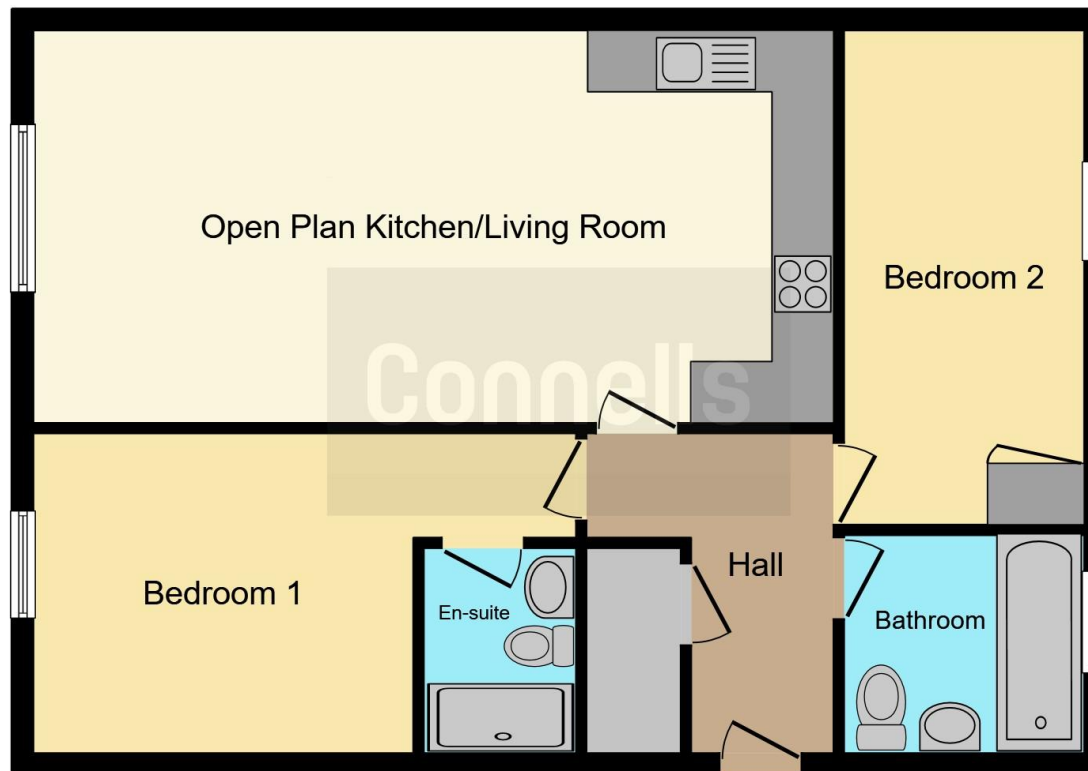
Parking

The property benefits from having one allocated parking space.









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

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1400.00

Ground Rent:
 220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314563

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2018. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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