

Connells

Portsmouth Crescent
Basingstoke

Portsmouth Crescent
Basingstoke RG22 6HJ

for sale offers in excess of
£325,000







Property Description

This well-presented three bedroom mid-terraced home combines comfort and convenience with delightful outlooks. Benefiting from a thoughtful ground floor extension, the property enjoys generous living space, perfect for families or those seeking extra room to grow.

The accommodation boasts a spacious lounge and dining area – an inviting spot to relax or entertain guests – alongside a kitchen fitted with all the essentials for everyday living. The ground floor features a stylish shower room, perfectly complementing the upstairs family bathroom and three well-proportioned bedrooms to provide versatility for busy households.

To the rear, an enclosed garden offers a private space for children to play or simply unwinding in the fresh air. Communal parking caters to residents' needs, and the home's position is particularly notable for its charming views over a large, green field to the front – an ideal spot for picnics, exercise, or simply enjoying the outdoors.

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.

Area

Situated in South Ham, there is a local Dentist, Doctors Surgery, pharmacy, convenience stores, schools, churches and parks all within walking distance. The location benefits from a number of bus stops offering travel links to the Town Centre and across Basingstoke with many supermarkets within the area. The Basingstoke Leisure Park is just over a mile via car which offers restaurants, a cinema, ice rink, swimming centre and bowling alley. Basingstoke's Town Centre houses the Festival Place Shopping Centre and The Malls, and the mainline train station to London Waterloo. There is easy access to the A33 to Reading, A339 to Newbury and the M3 via car.

















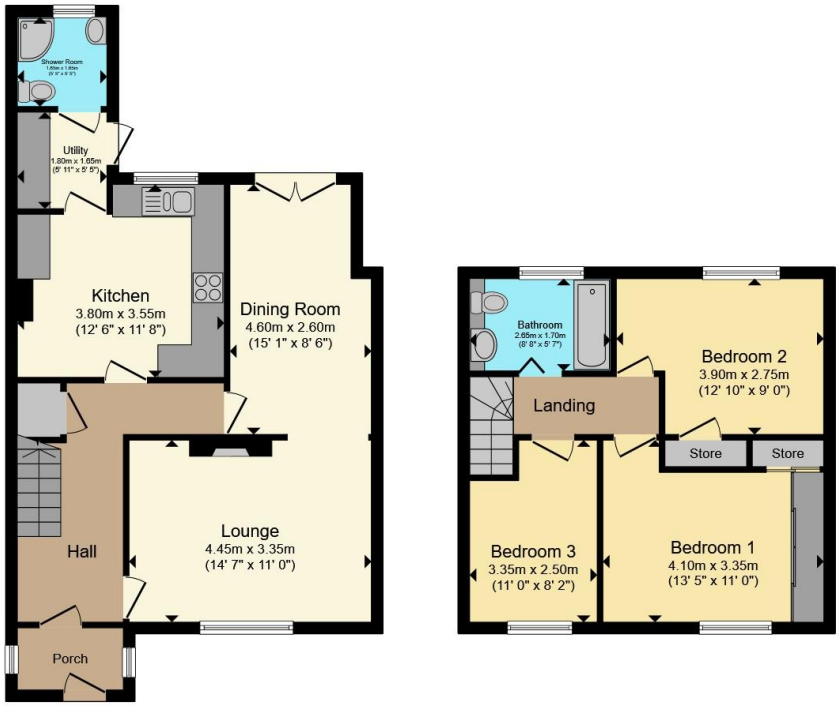

Ground Floor **First Floor**

Total floor area 100.3 m² (1,079 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

Connells

To view this property please contact Connells on

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1 Wote Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK315007

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.

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