



Connells

Bourne Court
Basingstoke

Bourne Court Basingstoke RG21 4QA

for sale
£300,000



Property Description

Nestled just a short stroll from the vibrant heart of town, this three-bedroom mid terraced house presents a fantastic opportunity for buyers seeking a property with potential. Offered to the market with no onward chain, this home requires modernisation, making it an ideal canvas to tailor to your own tastes and preferences.

Step inside to find a spacious lounge and dining area, perfect for relaxing or hosting family and friends. The kitchen is well-proportioned, and the addition of a conservatory creates a bright, flexible space overlooking the garden. Upstairs, there are three good-sized bedrooms and a family bathroom.

Parking is well catered for, with residents parking available and the added bonus of a garage, offering secure storage. This property is situated close to the town centre, providing easy access to a range of local amenities including shops, cafés, supermarkets, and excellent transport links. Local parks, schools, and leisure facilities are within easy reach, ensuring this location works well for families, professionals, and investors alike.

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 Eastrop, the property is less than a mile from Basingstoke's Town Centre housing the Festival Place Shopping Centre, The Malls and the mainline train station to London Waterloo. Basingstoke offers a variety of shops, restaurants, bars and leisure facilities, as well as schools, colleges, local Doctors surgeries, pharmacies and the North Hampshire Hospital. The property benefits from being close to Eastrop Park, The War Memorial Park, Black Dam Ponds and Crabtree Plantation so there is opportunity for fresh air and open space. The location has lots of public transport options with plenty of bus routes across the town and there is easy access to the A30 and M3 via car.







Total floor area 77.9 m² (839 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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314899



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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