



Connells

Poynings Crescent
Basingstoke



Property Description

The house is situated at the bottom of a cul-de-sac amongst other detached homes. There is a local Co-Op convenience store nearby, together with schooling and the town centre which is one mile away. Basingstoke offers extensive shopping and recreational facilities including the shops, bars and restaurants of Festival Place. There are sports centres, cinemas, theatres, museums, a concert hall and ten pin bowling. There is a main line railway station with service to London (Waterloo) from 46 minutes and M3 motorway access at Junction 6.

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

Double glazed window to front aspect, stairs to first floor, understairs storage, cupboard with two sliding doors, doors to:

Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin, heated towel rail.

Bedroom Five

8' 8" (Max) x 24' 5" (Max) (2.64m (Max) x

7.44m (Max))

Double glazed window to rear aspect, door to:

En Suite Shower Room

Double glazed window to side aspect, walk-in shower cubicle, vanity wash hand basin, low level WC, heated towel rail.

Lounge

24' 7" (max) x 13' (max) (7.49m (max) x 3.96m (max))

Double glazed French doors to rear garden, double glazed window to rear aspect.

Kitchen/ Diner

32' 6" (max) x 11' 10" (max) (9.91m (max) x 3.61m (max))

Work surfaces with cupboards and drawers under and cupboards over, six ring gas hob with oven under and extractor hood over, double glazed window to front and side aspects, space for dishwasher, space for fridge-freezer, space for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap. Through the dining area there are double glazed French doors leading to the conservatory.

Conservatory

12' 7" x 11' 6" (3.84m x 3.51m)

Double glazed throughout, sides and ceiling.

Upstairs

Landing

Double glazed window to front aspect, doors to:

Bedroom One

20' 5" (max) x 5' 11" (max) (6.22m (max) x 1.80m (max))

Double glazed window to rear aspect, double glazed French door to balcony, door to:

En Suite

Double glazed window to side aspect, low level WC, vanity wash hand basin, Jacuzzi bath, heated towel rail, extractor fan, walk-in shower cubicle.

Bedroom Two

18' 10" (max) x 12' (max) (5.74m (max) x 3.66m (max))

Double glazed window to rear aspect, bi-fold door to:

En Suite Cloakroom

Low level WC, vanity wash hand basin, heated towel rail.

Bedroom Three

16' 4" (max) x 14' 10" (max) (4.98m (max) x 4.52m (max))

Two double glazed windows to front aspect.

Study/ Bedroom Four

6' 8" x 9' 10" (2.03m x 3.00m)

Double glazed window to front aspect.

Shower Room

Double glazed window to side aspect, walk-in shower cubicle, low level WC, heated towel rail, extractor fan, vanity wash hand basin.

Outside

Parking

The property benefits from having a generously sized paved driveway.

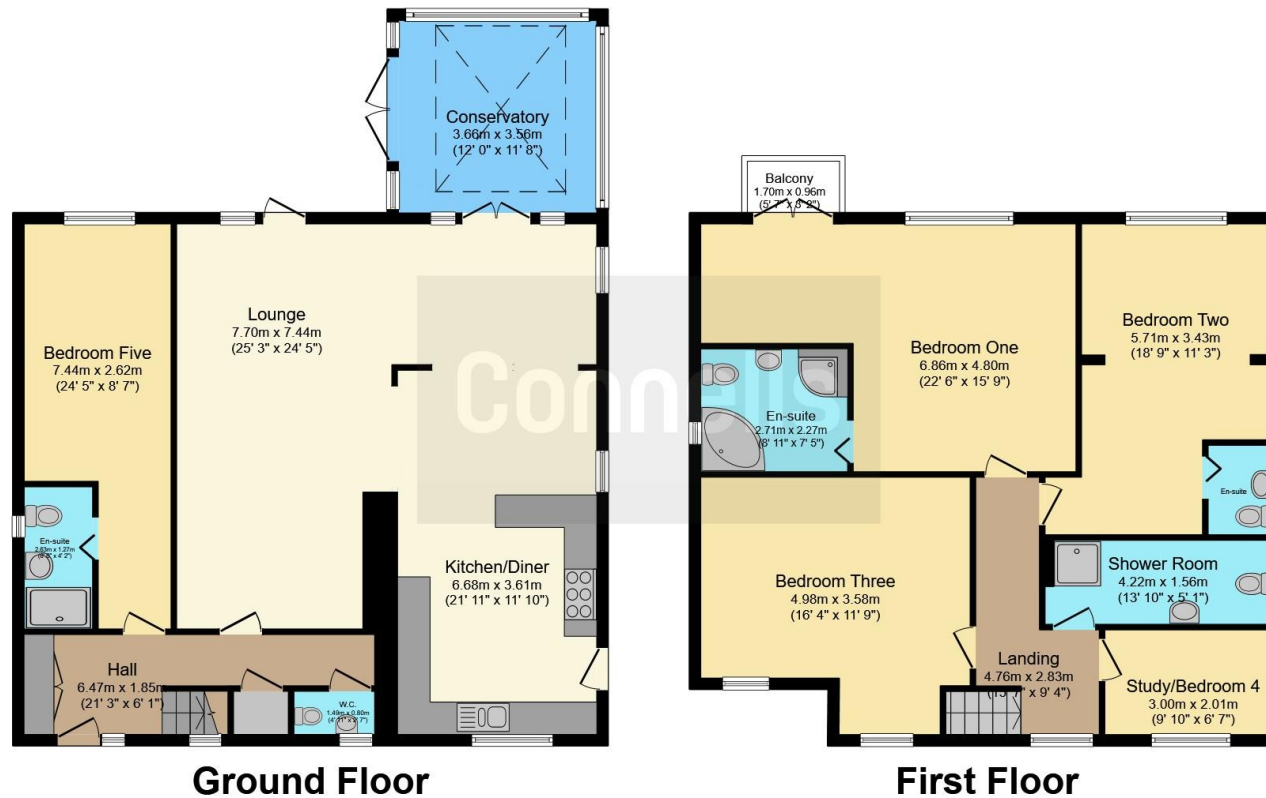
Rear Garden

Part patio with remainder laid to lawn, timber-built shed.









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

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BTK315025



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK315025 - 0004