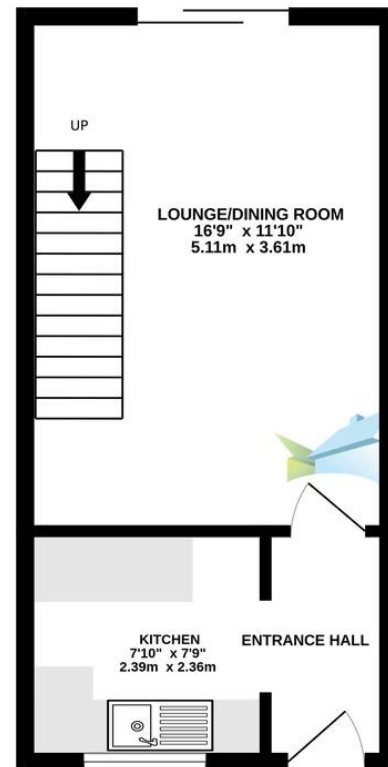
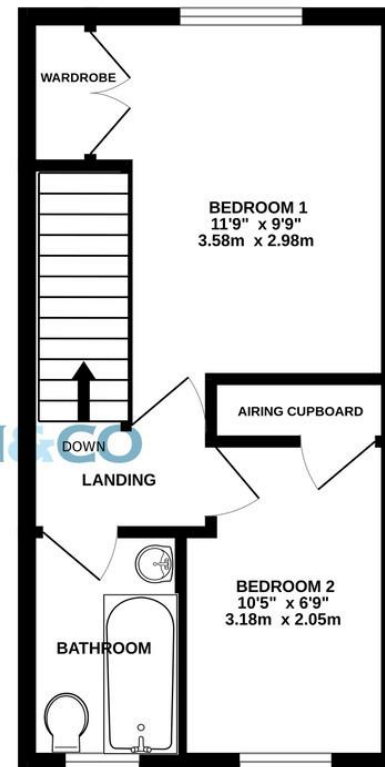


GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



MARTIN&CO

TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE



Gander Drive, Basingstoke, RG24 9JR

2 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £285,000





Gander Drive, RG24

Asking Price Of £285,000

- No Chain
- Two Bedrooms
- Freshly Redecorated Throughout
- Two Parking Spaces
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well-presented two-bedroom home featuring a fitted kitchen, spacious lounge/diner with patio doors, built-in storage and a family bathroom. Outside are front and rear gardens, with the enclosed, private, non-overlooked rear garden offering a patio, raised lawn, leafy outlook and side access, plus two parking spaces.

Approached via a paved pathway, the property features a white-rendered façade with Georgian-style double-glazed windows and a distinctive red panelled entrance door beneath a tiled storm porch. The front garden includes established shrubs and planting, together with an area of lawn to front

ENTRANCE HALL The front door opens into an entrance hall finished with neutral décor and wood-effect flooring. The hall features a radiator, an open archway into the kitchen and a doorway leading through to the main living accommodation.

KITCHEN 7' 10" x 7' 9" (2.39m x 2.36m) Arranged in a practical U-shaped layout, the kitchen is fitted with a range of gloss-finished wall and base units, wood-effect work surfaces and white metro-tiled splashbacks. Features include a stainless-steel sink and drainer beneath the front-facing window, a freestanding electric cooker with ceramic hob and stainless-steel extractor above, together with spaces for further appliances. Patterned flooring completes the room.

LOUNGE 16' 9" x 11' 10" (5.11m x 3.61m) A well-proportioned lounge finished with neutral décor and



fitted carpet, offering ample space for both seating and dining furniture. The room features a radiator and staircase rising to the first floor, while wide sliding patio doors provide plenty of natural light and direct access to the rear garden.

LANDING Access to bedrooms and bathroom

BEDROOM 1 11' 9" x 9' 9" (3.58m x 2.97m) A finished with neutral décor and fitted carpet. The room benefits from a rear-facing window overlooking the garden, a radiator beneath and a built-in wardrobe providing useful hanging and storage space.

BEDROOM 2 10' 5" x 6' 9" (3.18m x 2.06m) A well-presented second bedroom featuring neutral décor, fitted carpet and a front-facing window with a radiator beneath. The room also benefits from a built-in airing cupboard, providing useful additional storage.

BATHROOM Fitted with a white suite comprising a panel-enclosed bath with a wall-mounted shower over, a pedestal wash hand basin and WC. The room features white tiled surrounds, a contrasting blue feature wall and complementary flooring, together with a radiator, wall-mounted mirror and glass shelf, extractor fan and an obscure-glazed window.

GARDEN The enclosed rear garden enjoys a leafy



outlook and mature wooded backdrop. A paved patio immediately adjoins the lounge, providing space for outdoor seating, with steps leading to a raised lawn bordered by established hedging and planting. The garden also includes a timber storage shed and gated side access.

PARKING Two parking spaces to the rear

KEY FACTS FOR BUYERS Tenure: Freehold
Council Tax Band: C
Basingstoke and Deane.
EPC Rating: C
Mains Water, Electric and Gas
Two parking spaces

