



**Connells**

Canadian Way  
Basingstoke





## Property Description

Located in the popular Rooksdown area, the property is just a 3.2 mile drive from the Basingstoke Town Centre offering a mainline station to London Waterloo, bus links across Basingstoke and the Festival Place Shopping Centre. With the nearest supermarket just over 2 miles drive from the property and various other convenience stores locally, there is plenty of options for shopping. Locally, there is the Basingstoke Leisure Park, with a selection of entertainment and leisure facilities.

## Living Area

14' 11" (max) x 11' 5" (4.55m (max) x 3.48m)

Large double glazed bow window to front aspect.

## Kitchen/ Diner

24' 2" x 10' 10" (7.37m x 3.30m)

Work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric double over under and hood over, stainless steel sink with drainer and mixer tap, space for washing machine, space for dishwasher, space for upright fridge-freezer.

## Hall

Single storage cupboard, leading to all rooms.

## Bedroom One

8' 7" x 13' (2.62m x 3.96m)

Integrated single cupboard, double glazed window.

## Bedroom Two

8' 4" x 11' 7" into bay window: max) (2.54m x 3.53m into bay window: max))

Double glazed window.

## Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level WC, hand wash basin, heated towel rail.

## Outside

## Front Garden

Part patio and part lawn, bounded by a brick wall.

## Parking

There is an allocated parking space and visitor parking is available.















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1329.79

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314351](http://connells.co.uk/Property/BTK314351)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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