



**Connells**

Irwell Close  
Basingstoke



# Irwell Close Basingstoke RG21 4DG

for sale  
£300,000



## Property Description

Situated in Riverdene, the property benefits from being close to Eastrop Park, the War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.

The Annual Estate Fee is £260 twice yearly (£300 twice yearly from March 2026).

leading to conservatory/roofed lean-to area.

## Conservatory/Lean-To Roof Area

Double glazed French doors to the rear garden.

## Kitchen

Work surfaces with cupboards and drawers under and cupboards over, four ring induction hob with extractor hood over and oven under, sink with drainer and mixer tap, double glazed window, space for fridge-freezer, space for washing machine.

## Upstairs Landing

Single airing cupboard housing the combi boiler, space for tumble dryer.

## Bedroom One

Built-in double door cupboards, double glazed window.

## Bedroom Two

Built-in double door cupboards, double glazed window.

## Bathroom

Panel enclosed bath with overhead shower attachment, double glazed window, vanity

## Cloakroom

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

## Office Area

An area partially separate to the larger open plan lounge/dinning area.

## Lounger/Dining Area

Stairs to first floor with storage cupboards under, double glazed French doors to the rear garden, double glazed glass panel door

hand wash basin, low level WC, heated towel rail.

## Outside Rear Garden

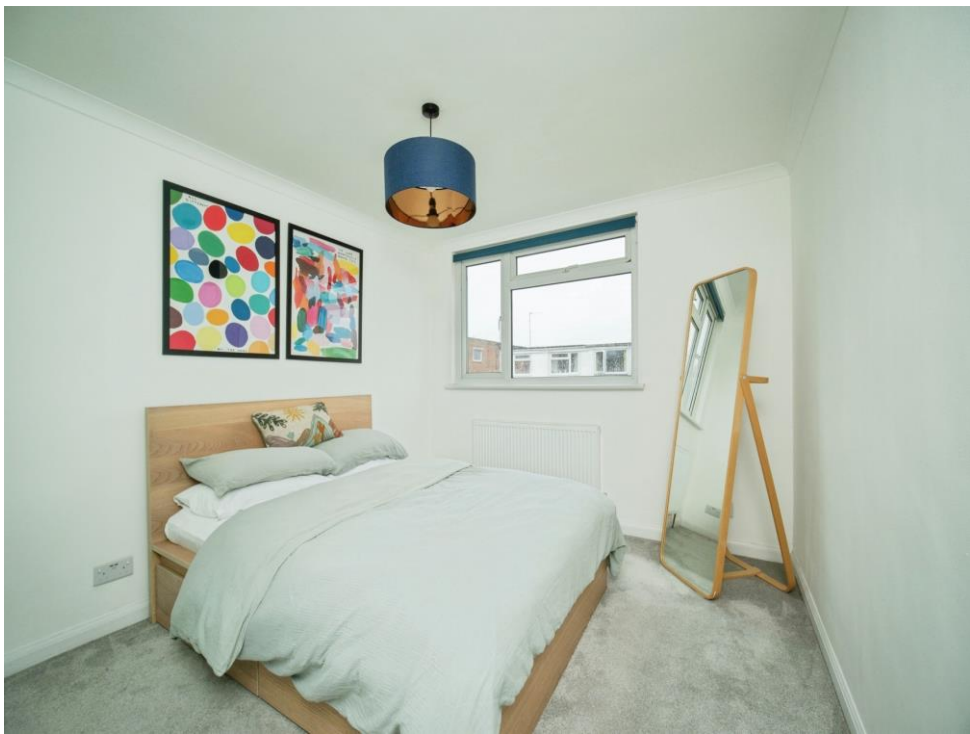
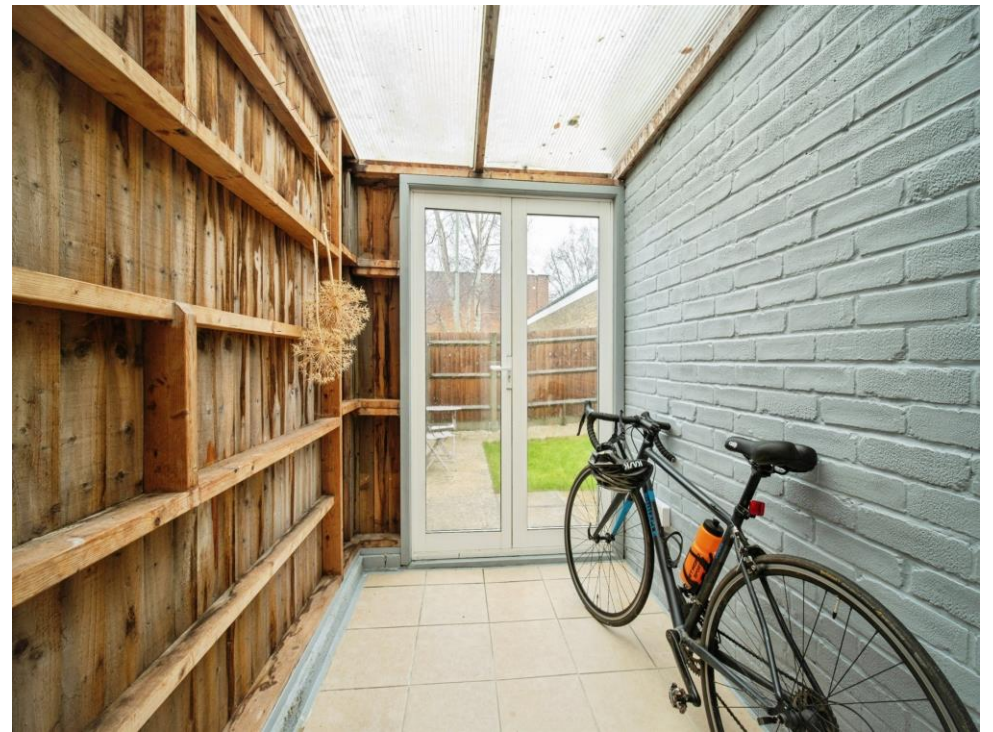
Fully enclosed, patio and lawn, conservatory/roofed lean-to which has power, gate for side access.

## Parking

The property benefits from having a garage en bloc and ample parking space in the close as well as street parking.

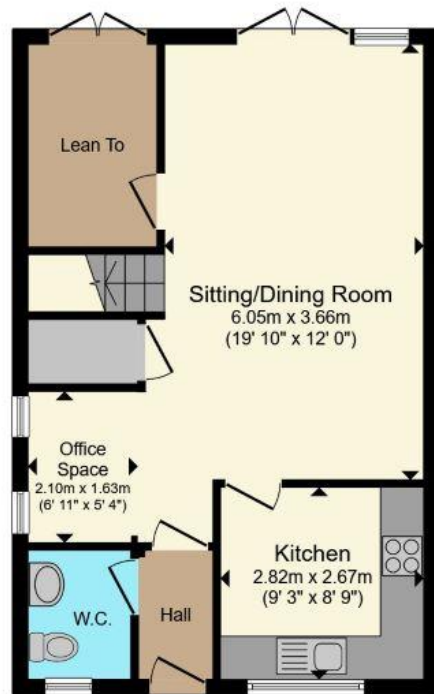




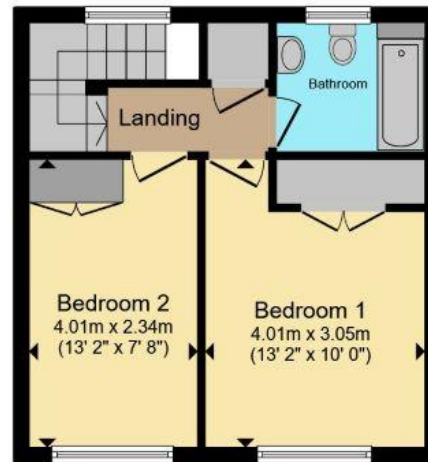




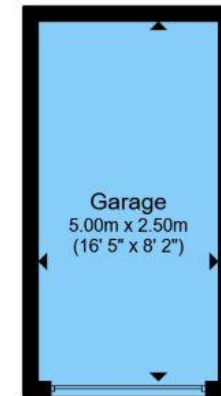




**Ground Floor**



**First Floor**



**Garage**

Total floor area 93.3 m<sup>2</sup> (1,004 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](http://www.propertybox.io)

**Connells**

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1 Wote Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTK314599](http://connells.co.uk/Property/BTK314599)**



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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