



**Connells**

Calleva Close  
Basingstoke



## Property Description

Offering a perfect blend of comfort and convenience, the property features a bright and welcoming living space, ideal for relaxing after a busy day or entertaining family and friends.

Upon entering the property, you are welcomed into a bright and spacious living area, leading through to a modern fitted kitchen. The kitchen boasts an excellent range of storage cupboards and generous worktop space, making it ideal for both everyday living and entertaining.

Upstairs, the property benefits from two well-proportioned bedrooms, providing flexibility for a guest room, home office, or growing family, alongside a family bathroom.

Outside, the low-maintenance rear garden offers a great space to enjoy the warmer months without the burden of extensive upkeep and includes a useful shed for additional storage.

The property also benefits from an allocated parking space, providing convenient off-road parking.

Located close to excellent local amenities, highly regarded schools, transport links, and

green open spaces, this attractive home is ready to move into and presents an excellent opportunity for buyers looking to establish themselves in one of Basingstoke's most popular residential locations.

Whether you're buying your first home, downsizing, or investing, this property offers fantastic value in a sought-after location and must be viewed to be fully appreciated.

## Sitting Room

Double glazed window to front

## Kitchen

Double glazed window to rear, integrated dishwasher, half frosted double glazed door to rear, large larder cupboard

## Main Bedroom

Double glazed window to front

## Bedroom 2

Double glazed window to rear

## Family Bathroom

Frosted double glazed window to rear, enclosed panel bath, low level w/c, pedestal hand wash basin,

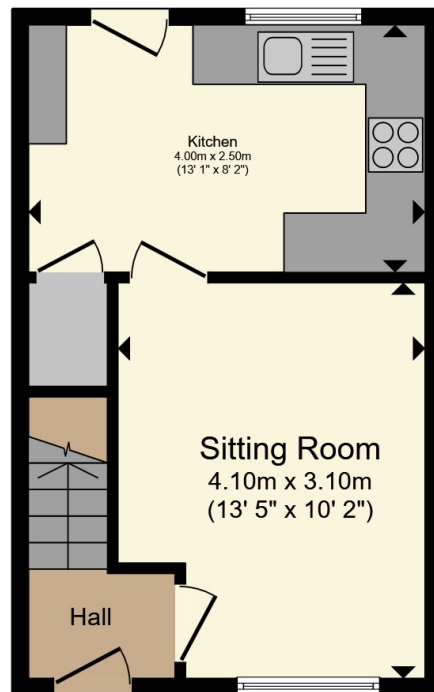
## Agents Note

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

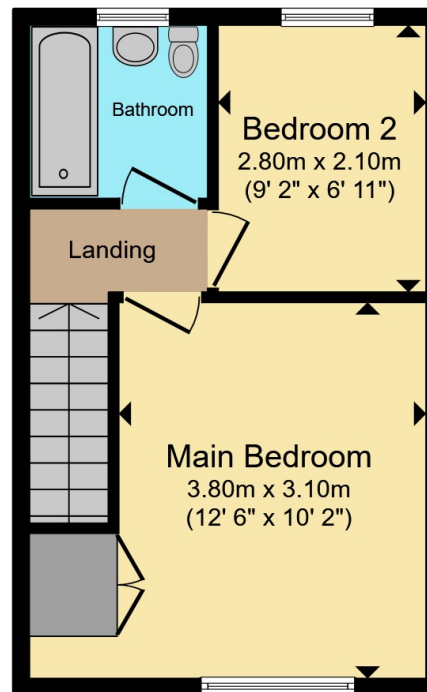








**Ground Floor**



**First Floor**

Total floor area 52.8 m<sup>2</sup> (568 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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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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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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