

for sale

offers in excess of

**£400,000**



**Peggs Way Basingstoke RG24 9FX**

Offered to the market is this FOUR BEDROOM Mid-Terraced Town House. The property features a conservatory, lounge, kitchen, en-suite and family bathroom. Externally the property benefits from having a rear GARDEN and two allocated PARKING spaces with an EV charging point at the front of the property

# Peggs Way Basingstoke RG24 9FX

## Entrance Hall

Double glazed glass panel front door, stairs to first floor, doors to:

## Cloakroom

Low level WC, double glazed window to front aspect, wash hand basin.

## Family Room/Bedroom Four

8' 6" x 13' ( 2.59m x 3.96m )

Double glazed window to front aspect.

## Kitchen

16' 2" (max) x 13' 7" (max) ( 4.93m (max) x 4.14m (max) )

Work surfaces with cupboards and drawers under and cupboards over, four ring gas hob with electric oven under and hood over, 1.5 bowl stainless steel sink with drainer and mixer tap, integrated fridge-freezer, space for dishwasher, storage cupboard. double glazed window to rear aspect, double glazed French door to:

## Conservatory

9' x 13' ( 2.74m x 3.96m )

Double glazed French doors leading to rear garden, double

glazed window, double glazed glass panel ceiling.

## Stairs To First Floor

## First Floor Landing

Doors to:

## Lounge

14' 1" x 9' 3" ( 4.29m x 2.82m )

& 16ft.2in x 9ft.10in (L-Shaped).

Double glazed window to front aspect, double glazed French doors to Juliet balcony.

## Bedroom Three

9' 2" x 10' 10" ( 2.79m x 3.30m )

Double glazed window to rear aspect.

## Bathroom

Hand wash basin, low level WC, double glazed window to rear aspect, panel enclosed bath with overhead shower.



## **Stairs To Second Floor**

### **Second Floor Landing**

Airing cupboard, doors to:

#### **Bedroom One/ Main Bedroom**

10' 11" x 9' 1" ( 3.33m x 2.77m )

Sloped ceiling, double glazed window to rear aspect, double door built-in cupboard, leading to:

#### **En Suite**

Sloped ceiling, low level WC, wash hand basin, double glazed window, walk-in enclosed shower.

#### **Bedroom Two**

9' 2" x 10' 10" ( 2.79m x 3.30m )

Sloped ceiling, double glazed window to front aspect.

#### **Utility Room**

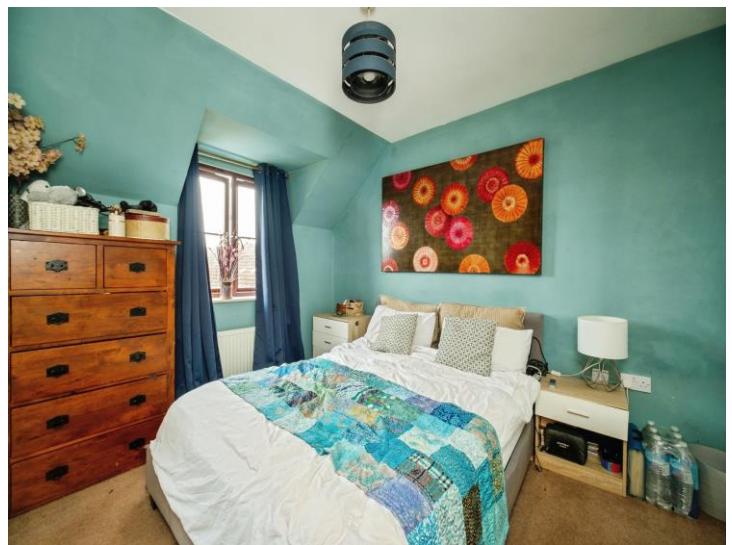
Sloped ceiling, space for shower, space for washing machine, double glazed window. low level WC, wash hand basin.

#### **Parking**

The property benefits from having two allocated parking spaces, an EV charging point is located at the front of the property.

#### **Garden**

Fully laid with pebbles, plenty of space to place your own plant pots and furniture.







**Ground Floor**

**First Floor**

**Second Floor**

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Property Ref: BTK314488 - 0013

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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