

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 plat pots and furniture.







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

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Property Ref: BTK314488 - 0013

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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