

Connells

Mallory Road
Basingstoke

Mallory Road
Basingstoke RG24 9GB

for sale
£270,000







Property Description

Located within a sought-after residential neighbourhood, this beautifully presented detached coach house offers an excellent combination of comfort, convenience and practical living.

The property provides spacious and well laid out accommodation, making excellent use of available space and natural light.

The living room offers a welcoming environment, ideal for relaxing after a busy day or entertaining friends and family. The attractive Juliet balcony provides an additional sense of light and openness, adding to the property's appeal.

There are two spacious bedrooms. The large master bedroom benefits from its own en-suite bathroom, providing extra comfort and convenience, while the second bedroom is very well proportioned and could easily accommodate a double bed if required, or be used as a spacious home office.

Externally, the property benefits from its own garage, offering secure additional parking and significant extra storage space.

Further advantages include efficient gas central heating and an EPC rating of C.

With its attractive proportions, detached layout and desirable additional features, this property represents an excellent opportunity for buyers seeking a well-maintained home in a popular Basingstoke location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Area

Situated in the popular Everest Park development, the property benefits from being within walking distance to supermarkets, convenience stores, schools, a post office and pharmacy. Basingstoke's Town Centre is only a 30 minute walk away, housing the Festival Place Shopping Centre with a wide variety of shops, restaurants, bars, entertainment and leisure facilities such as the Vue Cinema. Also located in the Town Centre is the mainline Train Station to London Waterloo and Bus station providing links across Basingstoke and the country. There is also easy access to the M3, A33 to Reading and A339 to Newbury via car making the location perfect for commuting.

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.



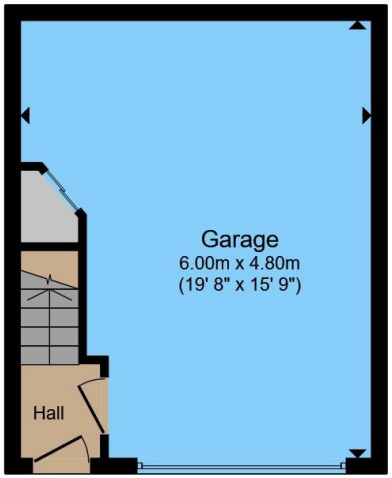




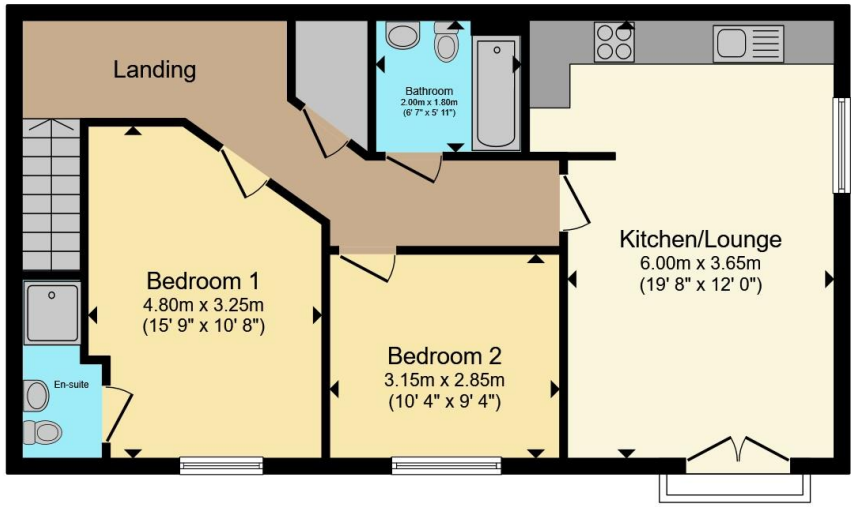








Ground Floor



First Floor

Total floor area 120.4 m² (1,296 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

Connells

To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315107

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.