



Connells

Hamelyn Road
Basingstoke



Property Description

The property benefits from being within walking distance of Basingstoke's Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also, the M3 and A30 are only a short drive away from the property.

Entrance Porch

Double glazed glass panel front door, double glazed frosted window to side aspect, door to:

Entrance Hall

Stairs to first floor, doors to:

Lounge

12' (max) x 8' 7" (max) (3.66m (max) x 2.62m (max))

Double glazed widow to front aspect.

Dining Room

11' 4" (not into recess) x 7' (3.45m (not into recess) x 2.13m)

Double glazed sliding door to lean to:

Kitchen

8' 8" x 7' (2.64m x 2.13m)

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, part tiled walls, space for washing machine, space for cooker, space for low level fridge or freezer.

Lean To:

13' 6" x 6' 3" (4.11m x 1.91m)

Double glazed window to rear aspect, space for tumble dryer, space for low level fridge or freezer, double glazed sliding door to rear garden.

Upstairs

Landing

Loft access, storage cupboard, doors to:

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

Double glazed window to rear aspect, double wardrobe.

Bedroom Two

9' 9" x 8' 6" (2.97m x 2.59m)

Double glazed window to front aspect, double wardrobe.

Bedroom Three

6' 8" x 6' 1" (2.03m x 1.85m)

Double glazed window to front aspect.

Shower Room

Re-fitted and comprises fully tiled shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to rear aspect, tiled floor and walls, heated towel rail.

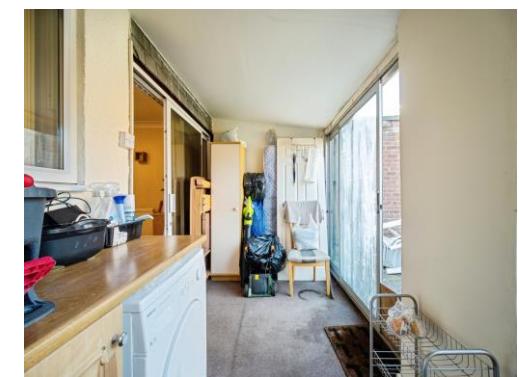
Outside

Rear Garden

Part patio with steps leading to remainder, which is laid to lawn, fully enclosed, gate for rear access.

Garage

Found in nearby block, with up and over door. Please note we have not inspected the garage.







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Ground Floor

First Floor

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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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