



Connells

Sinclair Drive
Basingstoke

Sinclair Drive Basingstoke RG21 6AG

for sale offers in excess of
£395,000



Property Description

Nestled in the heart of the sought-after Sinclair Drive, this impressive three bedroom end of terrace town house presents an excellent opportunity for families and professionals alike. Boasting a modern layout and presented in good condition, the home offers generous accommodation across three well-appointed floors.

Step inside to discover a spacious lounge, a practical and contemporary kitchen, and the added convenience of a downstairs WC. The first floor offers a family bathroom with two generous size bedrooms. Finally, the second floor comprises of the principal bedroom complete with a private en-suite.

Additionally, the property benefits from a enclosed rear garden as well as its own garage.

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.

Area

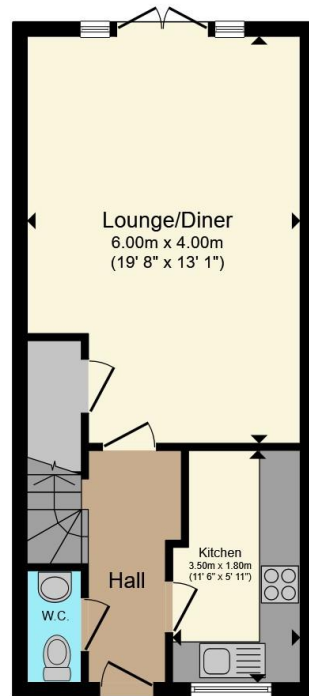
Situated in the popular development of Sinclair Drive, the property benefits from being within close proximity to the mainline Train Station to London Waterloo. This apartment is just 0.5 miles away from

Basingstoke's Town Centre, housing the Festival Place Shopping Centre and The Malls which offers a variety of shops, including restaurants, bars, convenience stores and entertainment facilities such as the Vue Cinema. There are a number of supermarkets within the area and there are also local parks providing opportunity for walks and fresh air. There is easy access to the A339 to Newbury, A33 to Reading and the M3 via car.

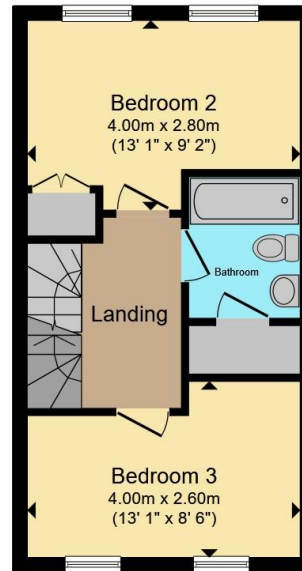




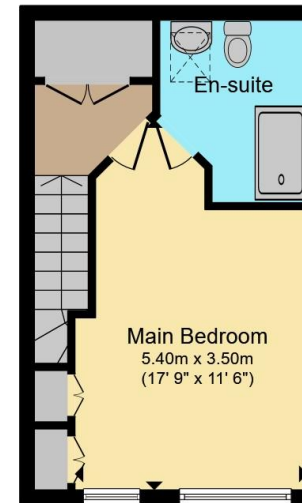




Ground Floor



First Floor



Second Floor

Total floor area 98.0 m² (1,054 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



To view this property please contact Connells on

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1 Wote Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314865



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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Property Ref: BTK314865 - 0009