



Because property is personal with...

Linton Close, Tadley

# Belvoir

Guide price £180,000



## Key Features

- Ground floor maisonette
- Leasehold
- Two double bedrooms
- Refurbishment required
- Approximately 91 years unexpired on the lease
- Allocated parking
- EPC rating C
- Leasehold





Belvoir Estate Agents are pleased to offer to the market this spacious two-double-bedroom ground-floor maisonette, situated in a quiet residential cul-de-sac in Tadley. Offered with no onward chain, the property presents a fantastic refurbishment opportunity for first-time buyers, owner-occupiers and investors alike.

Benefiting from its own private entrance, the accommodation is arranged entirely across the ground floor and offers generously proportioned rooms throughout. The property features a large living room providing excellent space for both relaxing and entertaining, whilst the kitchen is positioned to the front of the property.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a family bathroom completing the internal layout.

Having previously been utilised as a rental property, the maisonette is now offered to the market in need of comprehensive cosmetic refurbishment and modernisation throughout. However, a number of important improvements have already been undertaken, including replacement electrics and an updated heating system. The existing double glazing is also understood to be in good condition, providing a useful starting point for the incoming purchaser.

The property represents an excellent opportunity to acquire a spacious ground-floor home at a price reflecting the refurbishment works required, with considerable scope to enhance its presentation and potentially add value.

For first-time buyers, this offers the chance to create a home to their own tastes and specifications, whilst investors may recognise the potential to refurbish and return the property to the rental market, subject to any necessary consents.

Linton Close is a pleasant residential cul-de-sac within Tadley,

conveniently located for access to local shops, schools, supermarkets and everyday amenities. The town also provides good road connections towards Basingstoke, Reading and Newbury, with mainline railway services available from Basingstoke and Reading.

The property is held on a leasehold basis, with approximately 91 years remaining on the lease. Full details of the ground rent, service charges and lease provisions should be confirmed through the purchaser's solicitor.

Offered with vacant possession and no onward chain, this is an excellent opportunity to secure a generously sized two-bedroom maisonette with its own private entrance, situated in an established residential location.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

# BELVOIR!

Property is personal



Approximate total area<sup>(1)</sup>

504 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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