



Connells

Bernstein Road
Basingstoke



Property Description

Set in the popular Brighton Hill area, this two-bedroom terraced home is perfect for both first time buyers or investors, being offered to the market with no onwards chain.

The ground floor of the property offers a spacious kitchen, a comfortable living / dining area with access to the private rear garden. On the first floor of the property you have 2 well-proportioned bedrooms and family bathroom.

Externally, the property offers driveway parking for 1 car and the private rear garden - ideal for relaxing or entertaining.

Located in Brighton Hill the town centre is easily reached where there are more extensive recreational and shopping facilities including the bars, shops and restaurants of Festival Place. Basingstoke has museums, theatres, a concert hall, ice rink, cinemas and sports centres. The M3 motorway (junctions 6 & 7) runs just South of the town and there is a regular service to London (Waterloo from 46 minutes).

Kitchen

Double glazed window to front, space for washing machine, space for fridge-freezer, stainless steel sink with mixer tap and drainer

Lounge

Double glazed window to rear, half double glazed door to rear

Bedroom 1

Double glazed window to rear

Bedroom 2

Double glazed window to front

Family Bathroom

Frosted double glazed window to front, enclosed panel bath, pedestal hand wash basin

Toilet

Frosted double glazed window to front, low level w/c

Agent Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch

and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £8.28 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

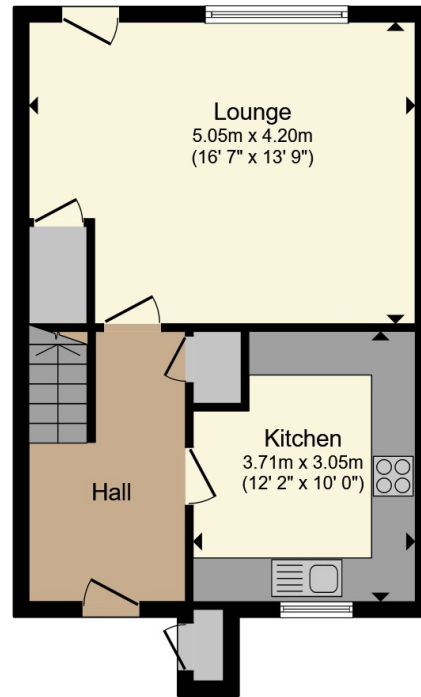
Agents Note

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.

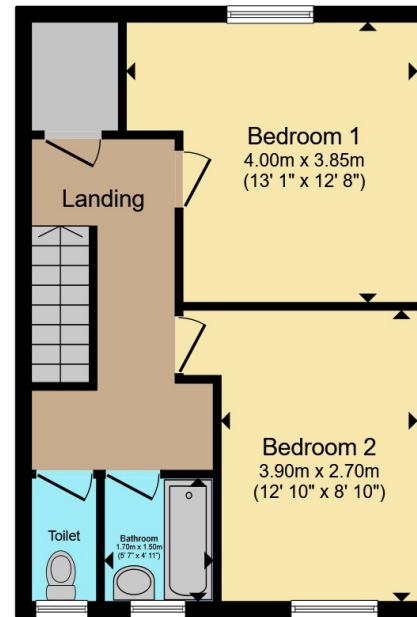








Ground Floor



First Floor

Total floor area 84.7 m² (912 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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 BASINGSTOKE RG22 4AQ

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KSH105915



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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