



Connells

Gregory Close
Basingstoke

Gregory Close Basingstoke RG21 5LE

for sale guide price
£240,000



Property Description

Offered to the market with no onward chain, this spacious three bedroom end of terrace house presents an excellent opportunity for those seeking a project or investment. In need of full renovation throughout, the property invites buyers to create a home tailored to their own tastes and specifications.

Arranged over two floors, the accommodation comprises a welcoming lounge, a separate dining room ideal for family meals and entertaining, a functional kitchen, and a family bathroom. Upstairs, three generous bedrooms provide comfortable living space for families or sharers alike.

Outside, the property boasts an enclosed rear garden, offering a private space to relax or for children to play. Communal parking ensures convenient access for both residents and visitors.

Situated in a residential area popular with both families and professionals, the home is within easy reach of local amenities, including shops, supermarkets, and schools. Excellent transport links afford swift access to major roads and public transport, making commuting into the town centre or further afield straightforward. Nearby green spaces and parks provide opportunities for recreation and leisure.

This property offers outstanding potential to add value and create a wonderful family home in a sought-after location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

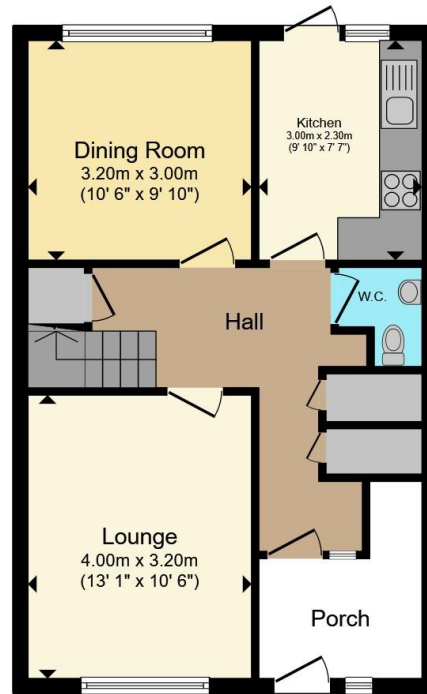
Area

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is close by, housing the Festival Place shopping centre which has a wide variety of shops, restaurants, bars, entertainment and leisure facilities, including a Vue Cinema. There are a number of parks located around the centre of town, including the War Memorial Park and Eastrop Park providing opportunity for walks and fresh air. The local area has convenience stores, a post office, Pharmacy, Junior School, catchment area to the Vyne Secondary School, take away services and a pub. There is easy access to the A30 to Reading and the M3 via car, offering a number of travel links.









Ground Floor



First Floor

Total floor area 91.9 m² (990 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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314969



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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