

GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FOR SALE



George Street, RG21

3 Bedrooms, 1 Bathroom, End of Terraced House

Asking Price Of £299,950

Martin & Co Basingstoke

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



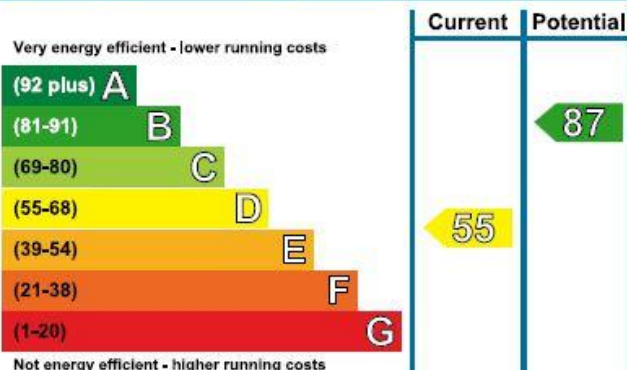


George Street, RG21

Asking Price Of £299,950

- Three Bedrooms
- Two Reception Rooms
- Town Centre Location
- Gas Central Heating
- Enclosed Garden
- Re-Decorated
- New Carpets

Energy Efficiency Rating



A well presented end of terrace home offering three double bedrooms, two reception rooms and a re-fitted kitchen with integrated appliances. Recently redecorated throughout with replacement carpets. Conveniently located within walking distance of the town centre, train station and King George V Playing Fields.

DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Door to

LOUNGE 12' 6" x 10' 5" (3.813m x 3.183m) Front aspect double glazed window, picture rail, radiator and stairs to first floor.

DINING ROOM 12' 6" x 10' 4" (3.813m x 3.173m) Rear aspect double glazed window, radiator, deep understairs storage cupboard and wood flooring (the flooring can be changed to laminate if required)

KITCHEN 8' 0" x 7' 2" (2.451m x 2.185m) Side aspect double glazed window, 1 1/2 stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawers. There is a built in fridge/freezer, built in electric oven with gas hob and extractor over, part-tiled walls and laminate flooring.

BATHROOM Rear aspect double glazed window, tiled enclosed bath with mixer taps with shower attachment, there is also a rain shower unit, vanity sink unit and low



level W.C. There are 1/2 tiled walls, chrome towel radiator and wall mounted gas boiler.

FIRST FLOOR LANDING Access to loft via hatch

BEDROOM 1 12' 5" x 10' 5" (3.806m x 3.182m) Two front aspect double glazed windows, radiator and built in wardrobe.

BEDROOM 2 10' 5" x 9' 10" (3.2m x 3.0m) Rear aspect double glazed window, radiator and wood flooring.

BEDROOM 3 11' 10" x 7' 1" (3.623m x 2.182m) Rear aspect double glazed window and radiator.

GARDEN Patio area, enclosed garden with timber shed

KEY FACTS FOR BUYERS Tenure: Freehold
Conservation Area of Brookvale West
Council Tax Band: C
Basingstoke and Deane.
EPC Rating: D
Mains Water, Electric and Gas
On Road Parking

