



Quilter Road Basingstoke RG22 4HB

for sale offers over
£260,000



Property Description

AGENTS NOTE: CASH BUYERS ONLY

Connells are delighted to bring to the market this THREE BEDROOM MID TERRACED HOME in the popular area of BRIGHTON HILL, BASINGSTOKE comprising of ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN, BATHROOM, REAR GARDEN, GARAGE

Step inside to find a bright and spacious living area, a well-appointed kitchen, and the added benefit of a cloakroom on the ground floor/. Upstairs, three well-proportioned bedrooms provide ample space for rest and relaxation. Outside, the low-maintenance garden is perfect for enjoying the outdoors, offering a private and practical space for entertaining or unwinding.

The home is ideally situated close to schools, shops and excellent transport links making daily life easy and efficient. 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).

Entrance Hall

Storage Cupboard, Electric Cupboard, Solar Batteries

Cloakroom

Double Glazed Frosted Window to Front

Lounge

14' 5" max x 10' 5" max (4.39m max x 3.17m max)

Double Glazed French Doors to Rear Garden, Electric Fire

Kitchen

15' 7" max x 8' 6" max (4.75m max x 2.59m max)

Double Glazed Window to Front, Sink and Drainer, Worktops, Under and Over Cupboards, Limescale Inhibitor, Space for Washing Machine, Space for Fridge Freezer, Space for cooker

Bedroom One

12' 4" max x 11' 2" max (3.76m max x 3.40m max)

Double Glazed Window to Front, Air Conditioning, Thermodynamic Water Heating

Bedroom Two

13' 8" max x 8' 9" max (4.17m max x 2.67m max)

Double Glazed Window to Rear

Bedroom Three

8' 5" max x 9' max (2.57m max x 2.74m max)

max)

Double Glazed Window to Rear

Bathroom

Low Level WC, Pedestal Wash Hand Basin,
Panel Enclosed Bath, Shower Head Over

Rear Garden

Mainly Laid to Lawn, Shed, Socket Outlets,
Water Butt

Garage

10' 1" x 8' (3.07m x 2.44m)

Up and Over Door, Power and Light

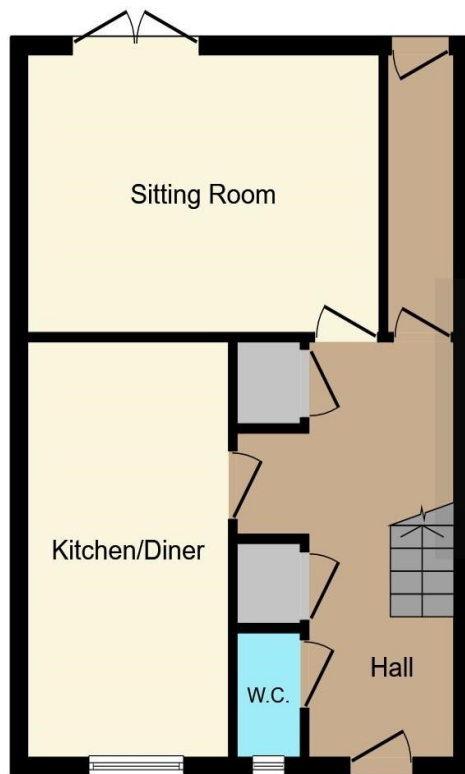
Agents Note

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.





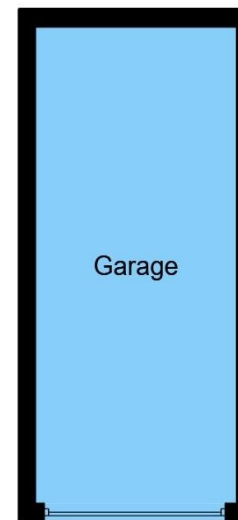




Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/KSH105647



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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