



**Connells**

Constantine Way  
Basingstoke



### Property Description

Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Nestled within the highly sought-after area of Hatch Warren, this beautifully presented one-bedroom cluster home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Combining comfort, practicality, and convenience, the property is offered to the market with no onward chain for a smooth and stress-free purchase.

Upon entering, you are welcomed by an entrance hall leading into a bright and spacious lounge, creating the perfect setting for both relaxing and entertaining. The home further benefits from a separate kitchen, thoughtfully designed to maximise functionality.

The generous double bedroom is complemented by a stylish modern bathroom, finished to a high standard to provide contemporary living throughout. Externally, the property enjoys a private garden, ideal for outdoor dining, entertaining guests, or simply unwinding in a peaceful setting. Allocated parking adds further convenience for residents and visitors alike.



Ideally positioned on the western edge of Basingstoke, Hatch Warren offers excellent commuter links via the nearby A339, providing easy access to Junction 7 of the M3, as well as Newbury and the surrounding areas. The property is also within walking distance of local shops, well-regarded schools, and popular leisure facilities, making it perfectly suited to a variety of lifestyles.

## Entrance Hall

Double glazed door to front, double glazed window to rear, door to lounge, stairs up

## Lounge

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to side

## Kitchen

Irregular Shaped Room 10' 8" max x 5' 9" max ( 3.25m max x 1.75m)

Double glazed window to side

## Bedroom

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to side

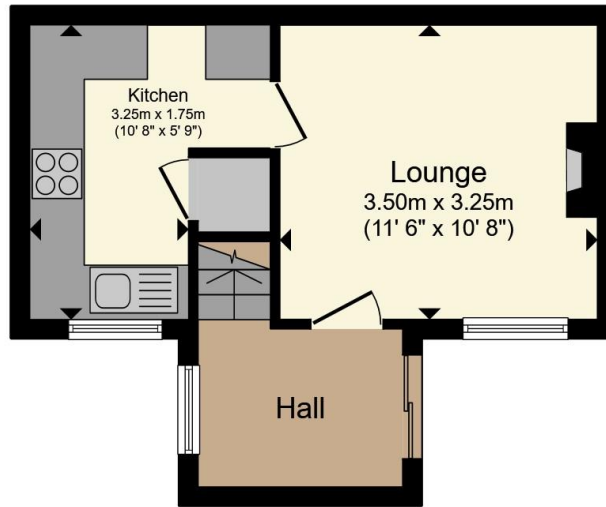
## Bathroom

Double glazed frosted window to side, panel enclosed bath, wall mounted shower, low level wc, pedestal hand wash basin

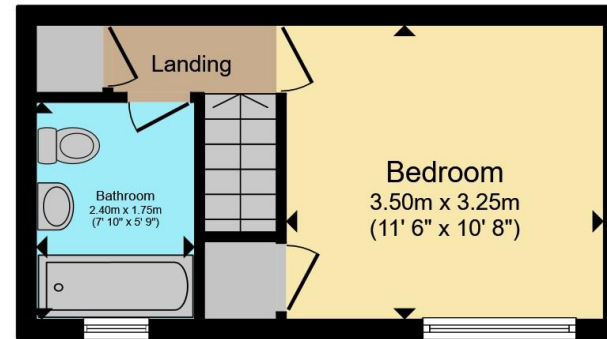








**Ground Floor**



**First Floor**

Total floor area 44.8 m<sup>2</sup> (482 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01256 398237**

**E [basingstokesouth@connells.co.uk](mailto:basingstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
BASINGSTOKE RG22 4AQ

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KSH105875](http://connells.co.uk/Property/KSH105875)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KSH105875 - 0002