



Delibes Road BASINGSTOKE RG22 4LZ

for sale
£240,000



Property Description

Nestled in the sought-after area of Old Hatch Warren, this well-presented one double bedroom semi-detached home offers the perfect blend of comfort, convenience, and modern touches. Boasting a fresh new carpet throughout and an upgraded boiler, this property is move-in ready and ideal for first-time buyers, downsizers, or those seeking a low-maintenance home base.

Step inside to find a bright and spacious living area, complemented by tasteful décor and plenty of natural light. The generous double bedroom provides a peaceful retreat, while the well-appointed bathroom ensures daily routines are effortless. Outside, both front and rear gardens offer space to relax or entertain, perfect for enjoying sunny afternoons or entertaining.

Practical features such as off-street parking add to the appeal, making everyday living hassle-free.

Old Hatch Warren is a popular neighbourhood with a welcoming community atmosphere. Just three miles from Basingstoke town centre, residents enjoy easy access to a wide range of shops, restaurants, and leisure facilities. Commuters will appreciate excellent access to the M3 via Junction 7, as well as fast mainline train services to London Waterloo in around 45 minutes from Basingstoke station.

Local amenities abound, including a Sainsbury's retail park and a number of highly regarded schools such as St Mark's. The

area also offers a vibrant social scene, with a friendly pub, a family-friendly restaurant, and an active community centre.

Porch

Door to lounge

Lounge

16' 7" x 13' 11" (5.05m x 4.24m)
window to front, French door to garden

Kitchen

Irregular Shaped Room 7' 1" max x 5' 3" max
(2.16m max x 1.60m)
window to side

Bedroom

13' 11" x 10' 10" (4.24m x 3.30m)
Window to side, window to front

Bathroom

low level wc, frosted window to rear, panel enclosed bath, wall mounted shower, hand wash basin

Agents Note

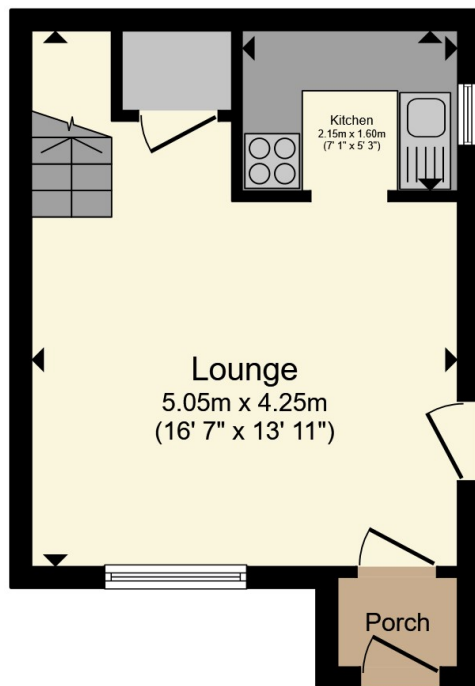
Please note that an Aml fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.

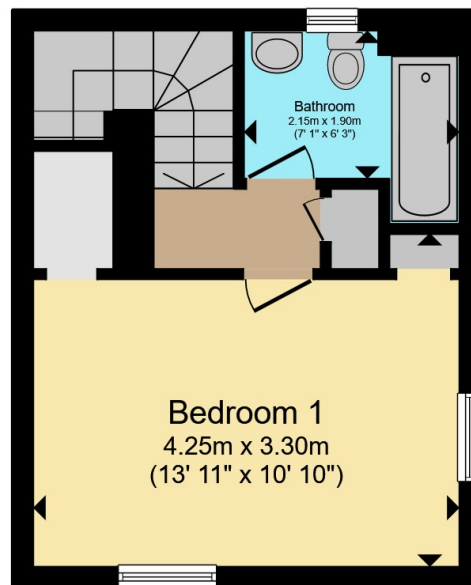








Ground Floor



First Floor

Total floor area 46.6 m² (502 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

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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