



Connells

Foyle Park
Basingstoke



Property Description

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

The property is located on Foyle Park off Cliddesden Road, just under two miles from the Town Centre which houses the Festival Place Shopping Centre. Basingstoke offers a wide variety of shops, supermarkets, convenience stores, restaurants and entertainment facilities. The mainline Train Station is also within the Town Centre which has a direct line to London Waterloo. There are plenty of bus routes into the centre and across Basingstoke with the M3 and A33 to Reading being easily accessible via car. The local area has a number of Nurseries, Schools and Colleges, making it a great location for a family home.

Entrance Hall

Double glazed glass panel door, double glazed window, stairs to first floor, doors to:

Lounge

11' 2" x 19' 2" (3.40m x 5.84m)

Double glazed glass panel double French door to rear garden.

Dining Room

21' (max) x 8' 7" (max) (6.40m (max) x 2.62m (max))

Double glazed window to rear aspect,

Kitchen

15' 2" (max) x 9' 5" (max) (4.62m (max) x 2.87m (max))

Work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drainer and mixer tap, walk-in shower cubicle, space for upright fridge-freezer, space for washing machine.

Cloakroom

Double glazed window to rear aspect, low level WC, wash hand basin.

Upstairs

Bedroom One

8' 5" x 16' (2.57m x 4.88m)

Double glazed windows to side aspect, built-in cupboards.

Bedroom Two

18' 6" (max) x 10' 10" (max) (5.64m (max) x 3.30m (max))

Double glazed window to front aspect, built-in double door cupboard, built-in single cupboard.

Bedroom Three

8' 11" (max) x 9' 7" (max) (2.72m (max) x 2.92m (max))

Double glazed window to front aspect, loft access.

Bathroom

Split bathroom, one half comprising of a low level WC, double glazed window to rear aspect.

The other half comprising of a double glazed window to rear aspect, vanity wash hand basin, walk-in shower cubicle.

Outside

Parking

The property benefits from having driveway parking and a garage. Please note the garage has not been inspected.

Rear Garden

Fully enclosed, mainly laid to lawn with flower and shrub boarders, raised area with a timber-built shed.









Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314482



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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