



Connells

Stratfield Road
Basingstoke

Stratfield Road
Basingstoke RG21 5SA

for sale offers in excess of
£400,000



Property Description

Nestled in a sought-after residential area, this very well presented semi detached home offers generous living space and tasteful decor throughout. Inside with air conditioning throughout, the property features a welcoming lounge perfect for relaxing evenings, a separate dining room ideal for entertaining, and a bright conservatory that enjoys views across the garden. The kitchen is well-appointed and supported by a convenient utility room, while the benefit of a downstairs cloakroom adds practicality to family life. Upstairs, two of the three bedrooms are doubles, with the third a comfortable single, providing flexibility for families, guests or home office use. A modern family bathroom completes the upstairs accommodation.

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.

Outside, the property boasts a beautifully maintained rear garden with plenty of room for outdoor dining and children's play. Ample parking is provided via the driveway and garage, offering valuable space for multiple vehicles.



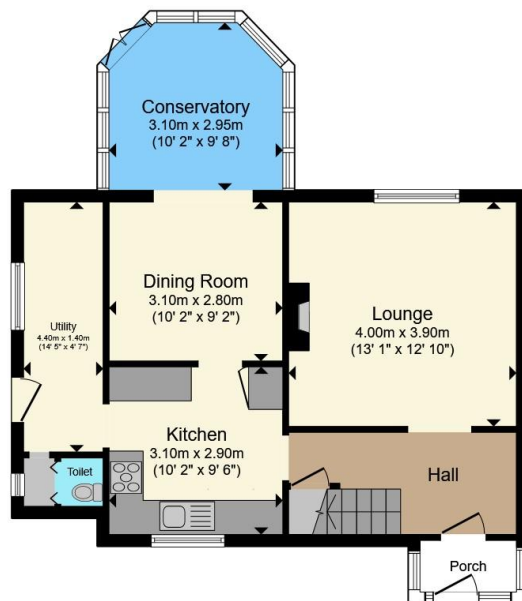
Area

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is just one mile away, housing the Festival Place shopping centre which has a wide variety of shops, restaurants, bars, entertainment and leisure facilities, including a Vue Cinema. There are a number of parks located around the centre of town, including the War Memorial Park and Eastrop Park providing opportunity for walks and fresh air. The local area has convenience stores, a post office, Pharmacy, Junior School, catchment area to the Vyne Secondary School, take away services and a pub. There is easy access to the A30 to Reading and the M3 via car, offering a number of travel links.

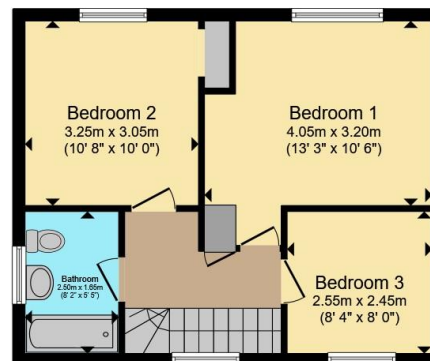




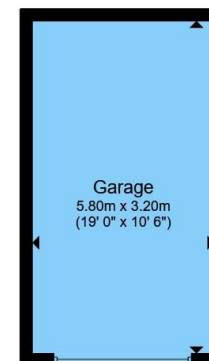




Ground Floor



First Floor



Garage

Total floor area 119.4 m² (1,285 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

Connells

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314991



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.

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