



2 Bedrooms

House

Guide Price

£350,000

Located in

Basingstoke





9 Lanes End

Basingstoke | | RG24 8LF



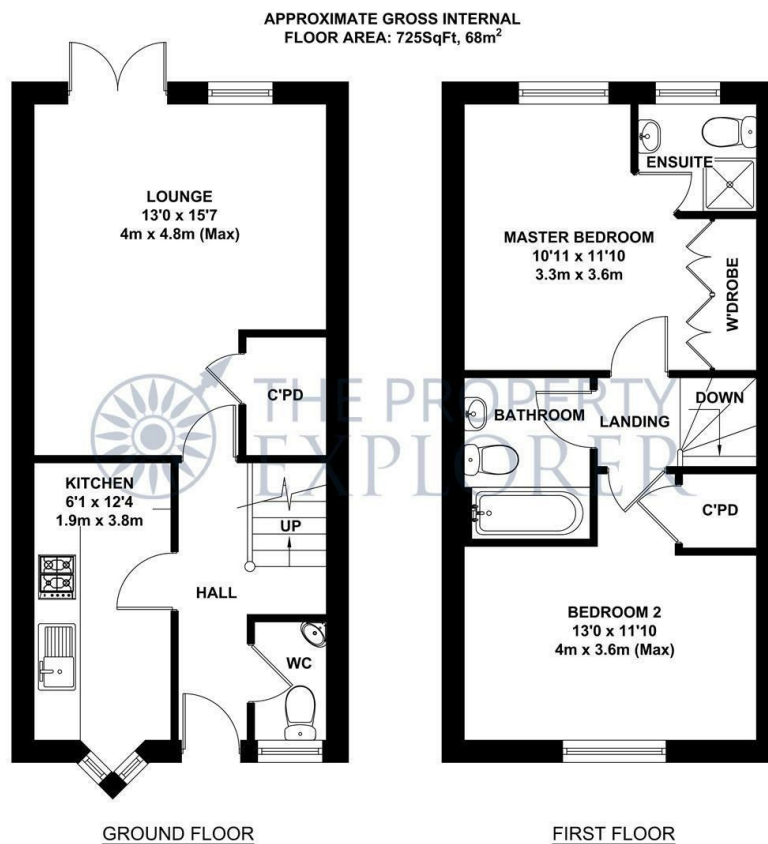
EXPLORER are delighted to present to the market this beautifully presented two-bedroom home, located in a quiet and select cul-de-sac of modern properties, discreetly positioned just off Reading Road in the highly sought-after Chineham area. The property has been thoughtfully enhanced by the current owners and now features a newly fitted kitchen, a contemporary en-suite to the principal bedroom, and a new composite front door, all of which enhance both style and energy efficiency. Additional benefits include a downstairs WC, allocated parking, attractive solid oak flooring, and a southerly facing rear garden that is private and non-overlooked. This home is perfectly suited to professionals and downsizers alike, with convenient walking access to a dentist, doctors' surgery, and pharmacy. Chineham Village Centre is nearby, offering a range of amenities including Costa Coffee, Tesco Superstore, M&S Food Hall, and a public library. Chineham is particularly popular with commuters due to its proximity to the A33, providing easy links to Reading and London. Basingstoke town centre is a short drive or bus journey away and offers an extensive range of leisure facilities, including a major shopping centre, sports complexes, cinemas, theatres, ice skating, bowling, museums, bars, and restaurants. Basingstoke railway station provides regular services to London Waterloo in under an hour. Please note that the information provided does not form part of any offer or contract and should not be relied upon as statements of fact. All interested parties must verify details independently, and your solicitor should confirm the accuracy of any fixtures, fittings, and consents where applicable. Floor plans are provided for guidance only and are not to scale. References to appliances and/or services do not imply they are in working order.

9 Lanes End

£350,000 Freehold



- DOWNSTAIRS WC
- ENSUITE TO PRINCIPAL BEDROOM
- PREMIER LOCATION
- PRIVATE SOUTHERLY FACING REAR GARDEN
- ALLOCATED PARKING
- 2 DOUBLE BEDROOMS



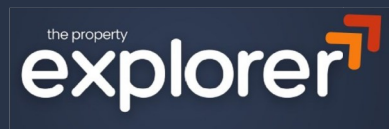
Created by Elcin Floorplans

EPC Rating: C
Council Tax Band C
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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