



Connells

Cliddesden Road
Basingstoke



Property Description

Located in the heart of Basingstoke, a short distance from the Town Centre, offering a wide range of shopping and leisure facilities along with the Haymarket and Anvil theatres. There are a number of supermarkets within Basingstoke, majority of which offer home delivery services. With a bus stop just outside the property, along with the mainline train station to London Waterloo and the Basingstoke Bus Station based in the Town Centre, there are easily accessible transport links operating locally and much further afield. The property also benefits from being within walking distance to the War Memorial Park and Eastrop Park, offering large areas of open space.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time-frames involved.



Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

Double glazed bay window to front aspect, glass panel front door, double storage cupboard, door to bedroom, open to:

Kitchen/Diner

16' 3" x 7' 3" (4.95m x 2.21m)

Work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with hood over, fitted electric oven, one and a half bowl stainless steel sink with drainer and mixer tap, wall mounted gas boiler, space for dishwasher, space for washing machine, double glazed French doors to rear garden.

Bedroom

11' 7" (into door recess) x 10' 5" (3.53m (into door recess) x 3.17m)

Double glazed bay window to front aspect, doorway to:

Dressing Room

7' 9" x 3' 10" (2.36m x 1.17m)

Double glazed window to side aspect, loft access, door to:

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, double glazed frosted window to rear aspect.

Outside

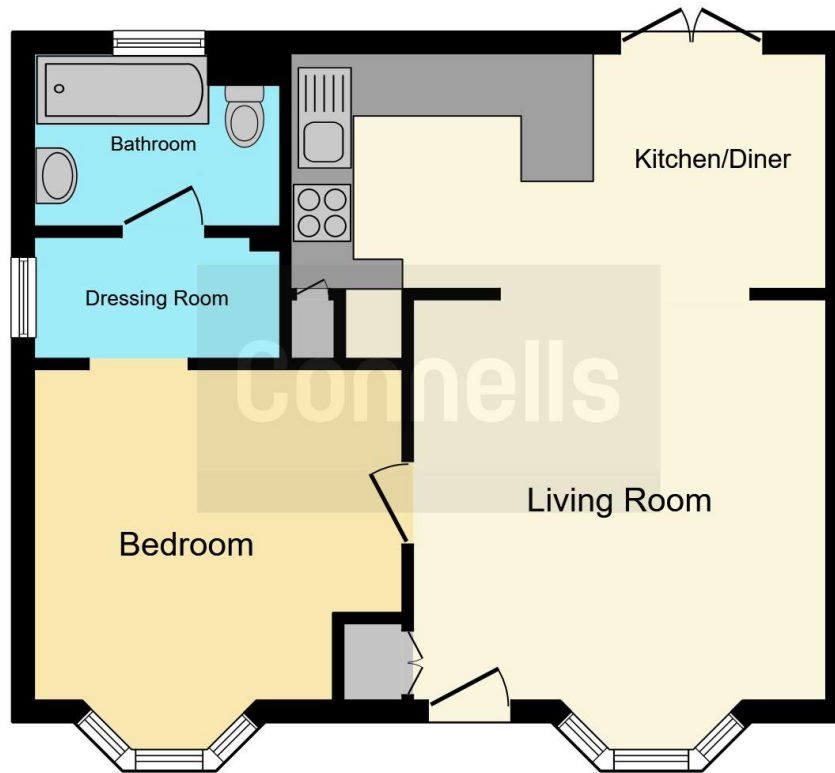
Rear Garden

Comprising a range of flower and shrub boarders, mainly laid to shingle with a small patio area, fully enclosed and non-overlooked.









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

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1 Wote Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314462



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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