



Connells

Graphite Close
Basingstoke



Property Description

Offered on a 40% shared ownership basis, this beautifully presented semi-detached home offers an excellent opportunity for first-time buyers and young families alike with no onward chain. Immaculately maintained throughout, the property features two spacious double bedrooms and a well-appointed family bathroom, catering to both comfort and practicality.

The heart of the home is an inviting open-plan kitchen and living area, tastefully designed to maximise space and light—perfect for everyday living or entertaining friends and family. On the ground floor, you'll also find a convenient downstairs WC, adding further ease to modern life.

The property is complemented by allocated parking, ensuring stress-free arrivals after a busy day. The house sits within a peaceful, well-established residential area, ideal for those seeking a friendly community atmosphere.

Nearby, you'll find a range of local amenities, including supermarkets, coffee shops, and highly rated primary and secondary schools, making this a superb choice for growing families. Excellent transport links are close at hand, whether you're commuting into the city or exploring the surrounding countryside. Pleasant parks and green spaces are within walking distance, providing the perfect place for weekend strolls, picnics, or leisurely outdoor activities.

Area

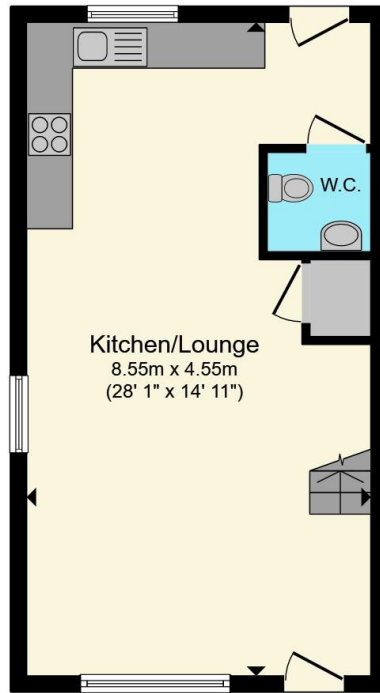
The property is situated in the popular Gillies Meadow development. Gillies Meadow offers easy access to many local amenities and is in close proximity of the Basingstoke Hospital. There are also fantastic transport links via the A339, A340 and M3 junction 7. There is also a regular bus service into Festival Place Shopping Centre, where you will find a main line railway station which offers a fast train service to London-Waterloo taking approximately 45 minutes.



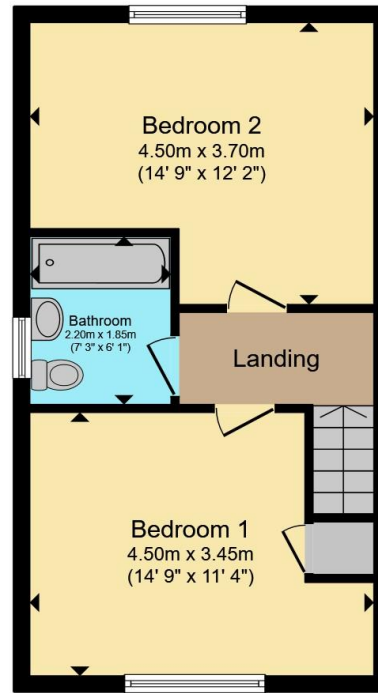




Basingstoke and Deane **GRAPHITE CLOSE** T



Ground Floor



First Floor

Total floor area 76.9 m² (828 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



To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314805

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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