

Freehold £315,000

Wiltshire Crescent, Basingstoke, Hampshire RG22 5FE



- Two Storey, Mid Terrace House
- Stylish Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Approx. 882 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Off Street Parking Space

## GENERAL DESCRIPTION

This modern, mid-terrace property has a front reception room leading through to an attractive kitchen/dining room with sleek, handle-less units and integrated appliances. A small rear hallway provides access to the ground-floor cloakroom/WC as well as to a garden with patio, lawn and timber shed. Upstairs, on the first floor of the house, are two similar-sized bedrooms and a simple, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The property comes with an allocated, off-street parking space, just beyond the garden gate, and the M3 is around a ten minute drive away (Google Maps estimate). Basingstoke town centre and the railway station can also be easily reached by bike or via local bus.

**Tenure:** Freehold.

**Council Tax:** Band D, Basingstoke and Deane Borough Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Sitting Room

14' 9" x 10' 9" max. (4.50m x 3.28m)

#### Kitchen

15' 7" x 9' 8" (4.75m x 2.95m)

#### Rear Hallway

#### W.C.

### FIRST FLOOR

#### Landing

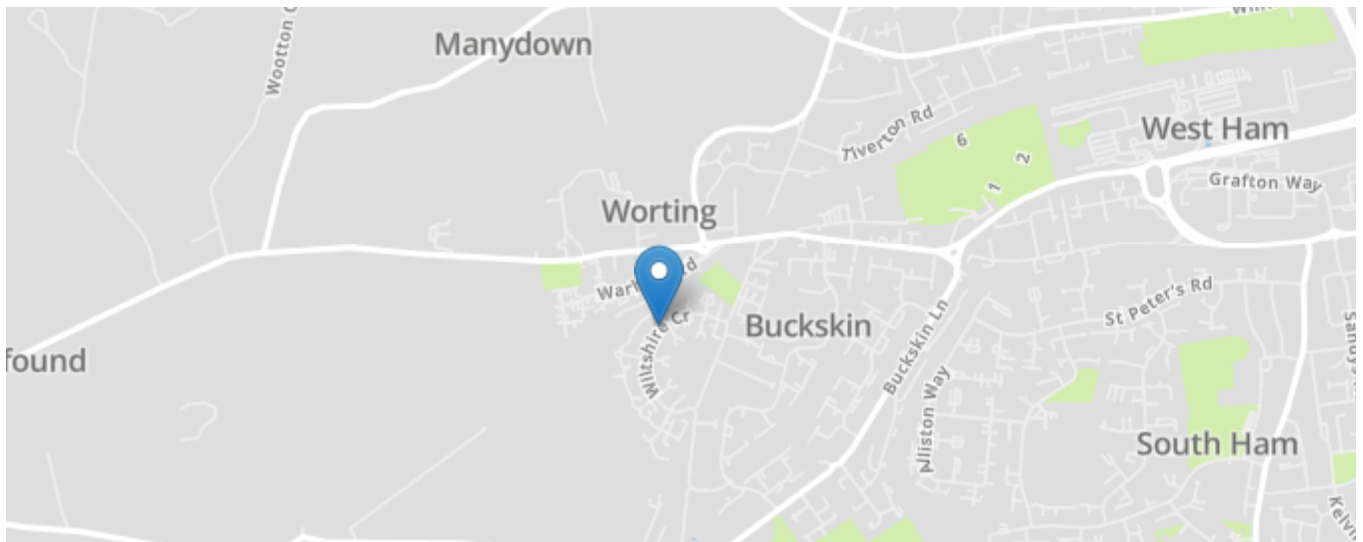
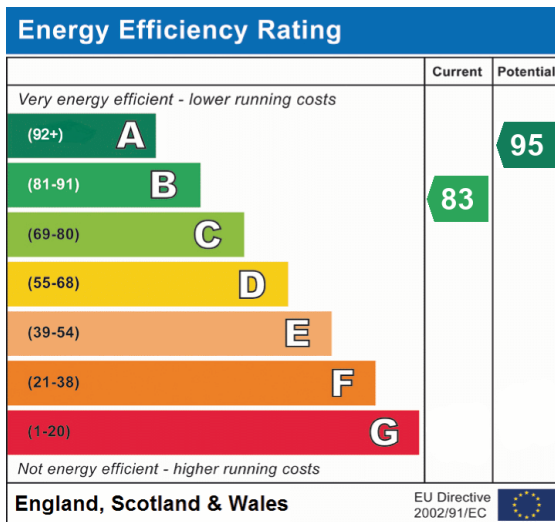
#### Bedroom 1

14' 5" max. x 14' 2" max. (4.39m x 4.32m)

#### Bathroom

#### Bedroom 2

14' 2" max. x 11' 0" max. (4.32m x 3.35m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.