





### Property Description

Nestled in the desirable location of Cam Walk, this well-presented three bedroom bungalow is ideally positioned just a short stroll from the vibrant heart of Basingstoke town centre.

Step inside to discover a well-proportioned lounge, a practical kitchen ideal for family meals, and a bright family bathroom. The bungalow further boasts three generously-sized bedrooms, offering flexible space for restful retreats, home working, or accommodating guests.

Externally, residents will appreciate the advantage of an enclosed rear garden, communal parking and a private garage, ensuring ample space additional storage.

This property is subject to an estate management fee of £249 every six months, ensuring that communal areas remain tidy and well-cared for throughout the year.



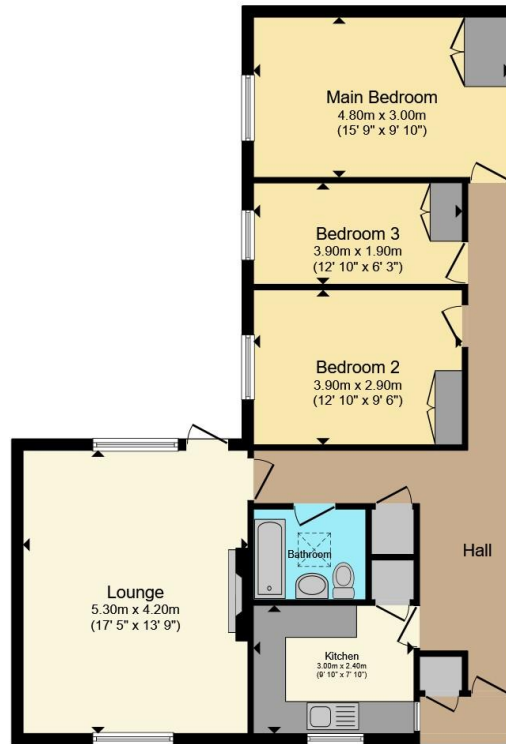
## Area

Situated in Riverdene, the property benefits from being close to Eastrop Park, the War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.









Total floor area 87.1 m<sup>2</sup> (938 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](http://www.propertybox.io)



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

Tenure: Freehold

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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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