

Connells

Duddon Way
Basingstoke

# Duddon Way
# Basingstoke RG21 4DB

for sale
**£325,000**







## Property Description

Located within the ever-popular Riverdene area, this well-presented three-bedroom end-terrace home offers spacious accommodation throughout and is ideally suited to first-time buyers, growing families, and investors alike.

The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, fitted kitchen, separate utility room, and a generous dual-aspect living room providing an excellent space for both relaxing and entertaining. The utility room offers additional storage and practical workspace, making it a valuable addition to the home.

Upstairs, the property benefits from three well-proportioned bedrooms, including a spacious principal bedroom, alongside a family bathroom serving all three rooms.

Externally, the property enjoys the advantages of an end-terrace position and further benefits from a garage, providing additional storage.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Area

Riverdene is a popular residential development on the northern side of Basingstoke, offering a convenient location for families and commuters alike. The area benefits from easy access to local shops, schools, leisure facilities, and scenic walking routes. Basingstoke town centre and the mainline railway station are within easy reach, providing regular services to London Waterloo in under an hour. Excellent road links via the A33, A339, M3 and M4 further enhance the area's appeal for those travelling across the South East.







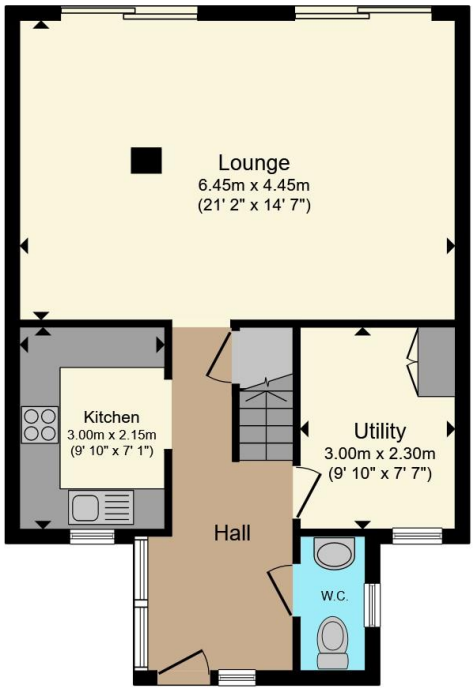




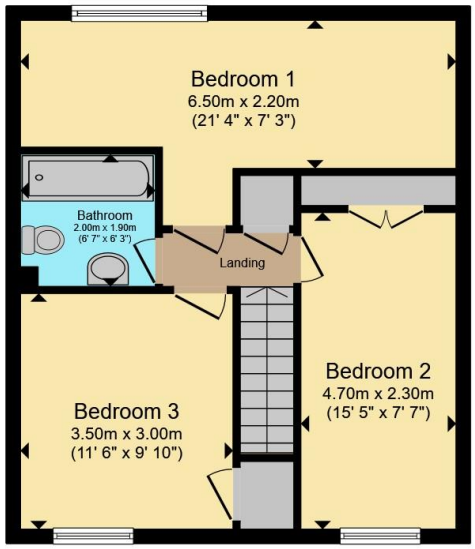




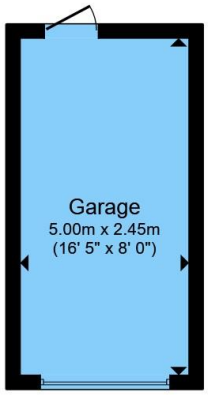

Canon




**Ground Floor**




**First Floor**




**Garage**

Total floor area 116.7 m² (1,256 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

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To view this property please contact Connells on

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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/BTK315130**

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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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