

Connells

Elgar Close
Basingstoke

Elgar Close
Basingstoke RG22 4DN

for sale
£300,000







Property Description

This well-presented three-bedroom terraced home offers bright and versatile accommodation, ideal for families, first-time buyers or those looking to upsize. Maintained to an excellent standard throughout, the property features a welcoming lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, and a conservatory providing additional living space.

Upstairs, there are three bedrooms served by a family bathroom. Externally, the property benefits from communal parking and the added advantage of a garage, providing valuable storage or secure parking.

Conveniently located close to local amenities, schools and transport links, this attractive home combines practical living space with everyday convenience and should be viewed to be fully appreciated.

AGENTS NOTE: 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

The property is nicely located within the sought after established development of Brighton Hill. Local shops, schools, restaurants and gyms are all within easy reach. Basingstoke town centre is about 3 miles away and offers multiple shopping and recreational facilities together with Festival Place shopping precinct, John Lewis At Home, Waitrose, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junctions 6 and 7 of the M3 are both within a short drive.





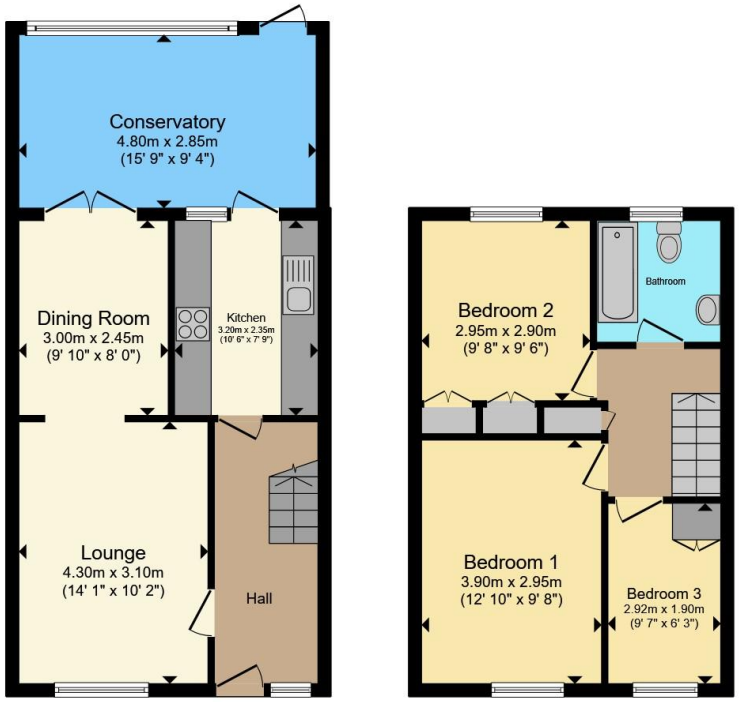





Little
Man CAVE







Total floor area 89.3 m² (962 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

Connells

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK315136

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.