



GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE



Beecham Berry, Basingstoke, RG22 4QN

2 Bedrooms, 1 Bathroom, Terraced House

Asking Price Of £255,000





Loddon Vale

Asking Price Of £255,000

- Two Double Bedrooms
- Good Size Lounge
- Modern Kitchen
- Bathroom with Shower
- Allocated Parking for One Car
- Double Glazing
- Gas Central Heating
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Discover your ideal starter home or investment opportunity, free from the constraints of an onward chain. This delightful two-bedroom property is perfectly suited to meet the needs of first-time buyers or investors alike. Boasting a well-designed ground floor, the residence features a spacious lounge and a modern fitted kitchen, leading out to a serene, private garden - an ideal retreat for relaxation and outdoor enjoyment. The first floor presents two generously sized double bedrooms, each designed with comfort and space in mind.

Enhancing the appeal of this home are its valuable amenities, including efficient double glazing, gas radiator heating for your comfort throughout the seasons, and the convenience of allocated parking.

Location is paramount, and this property does not disappoint. Nestled in the sought-after Brighton Hill area, it ensures effortless access to a plethora of local conveniences. From educational institutions to the Asda supermarket and the St Michael's retail park, everything you need is within easy reach. Commuters will appreciate the quick access to M3 junction 7, as well as the regular bus service to Basingstoke Town Centre. For those traveling further afield, the mainline railway station offers a fast train to London-Waterloo, with a journey time of approximately 45 minutes, connecting you seamlessly to the heart of the capital.



Embrace the opportunity to make this house your home, in a location that offers both community charm and convenient access to urban amenities.

DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Door to

LOUNGE 17' 0" x 11' 10" (5.2m x 3.6m) Front aspect double glazed and stairs to first floor.

KITCHEN 11' 9" x 7' 7" (3.6m x 2.3m) Rear aspect double glazed window and matching door to garden. 1 1/2 bowl stainless steel sink unit with mixer taps with single drainer with cupboard under, further range of matching cupboards and drawers, built-in electric oven, built-in gas hob with extractor over, space for a freestanding washing machine and space for a fridge/freezer. There is a wall-mounted gas boiler, radiator and part-tiled walls.

FIRST FLOOR LANDING

BEDROOM 1 11' 10" x 7' 11" (3.6m x 2.4m) Front aspect window and radiator.

BEDROOM 2 11' 10" x 7' 8" (3.6m x 2.3m) Rear aspect double glazed window, radiator and storage cupboard.



BATHROOM Panelled enclosed bath with glass shower screen with shower over, vanity sink unit, low level W.C, part-tiled walls and airing cupboard.

OUTSIDE

FRONT Small lawned area and path to front door

REAR Full width patio area with steps to a raised lawn. Enclosed by panel fencing. Gate to rear.

PARKING Allocated parking for 1 car

MATERIAL INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

