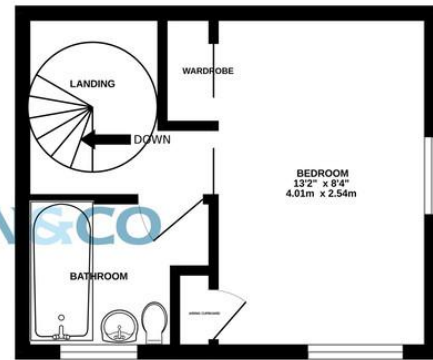
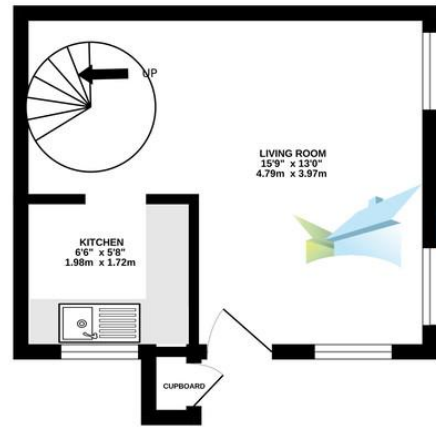


GROUND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.

1ST FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**FOR SALE**



**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

**01256-859960**



**Rembrandt Close, Basingstoke, RG21 3QR**

**1 Bedroom, 1 Bathroom, Back to Back House**

**Asking Price Of £190,000**

**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.





## Black Dam

Asking Price Of £190,000

- No Chain
- Allocated Parking for 1 Car
- Open Plan Garden
- Lounge with a Spiral Staircase
- Gas Central Heating
- Double Glazing

A one-bedroom house features allocated parking directly in front of the property and is an excellent opportunity for first-time buyers or investors. The property boasts an open-plan garden and includes a bright, dual-aspect lounge/dining room. The kitchen offers a lovely view of the garden. Access to the upstairs is via a charming spiral staircase, leading to a dual-aspect double bedroom complete with built-in wardrobes. Additionally, the property benefits from double glazing and gas central heating.

AREA Situated to the south of Basingstoke, Black Dam is a community-rich area featuring local amenities such as schools, a social club, a convenience store, and takeaways. The broader town area is equipped with extensive shopping and leisure facilities, including sports centers, cinemas, theaters, a concert hall, museums, and activities like ten pin bowling and ice skating. Festival Place adds to the local charm with its array of shops, bars, and restaurants. Transportation is highly convenient, with excellent road and rail links. The M3 motorway is accessible from junctions 6 and 7, and the mainline train station offers regular services to London Waterloo, typically taking around 45 minutes

ENTRANCE PORCH Built-in double storage cupboard, meter cupboard, double glazed door to lounge.

LIVING ROOM 15' 9" x 13' 0" (4.79m x 3.97m) This property features dual-aspect double-glazed windows that provide a pleasant view of the garden, and a striking spiral staircase leading to the first floor. It is

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



fitted with laminate flooring and includes a thermostat control and a radiator. The space seamlessly opens into the kitchen.

KITCHEN 6' 5" x 5' 7" (1.98m x 1.72m) Front aspect double-glazed window, kitchen comprising a range of base level cupboard and drawer unit with working surface over and tiled splashbacks, range of wall mounted units, inset sink with drainer and mixer taps over, plumbing for washing machine, space for cooker and tiled flooring.

FIRST FLOOR LANDING Sliding door to bedroom

BEDROOM 13' 1" x 8' 3" (4.01m x 2.54m) Dual aspect double glazed windows, built-in double wardrobe, door to airing cupboard, radiator.

BATHROOM Front aspect frosted double glazed window, white suite comprising a panel enclosed bath with mixer taps and shower attachment over, close coupled w/c, pedestal wash hand basin, part-tiled walls and vinyl flooring

OUTSIDE Parking for one car directly in front of the path to the front door.

GARDEN Large open plan garden to the front and side, mostly laid to law. Small timber shed and path to front



door

MATERIAL INFORMATION Freehold  
Council Tax Band B  
EPC C  
Heating: Mains Gas  
Electric: Mains  
Water and Drainage: Mains

