



**Connells**

Delibes Road  
Basingstoke



### Property Description

Located in the ever-popular area of Old Hatch Warren, this well-maintained 1-bedroom cluster home offers a fantastic opportunity for first-time buyers, investors, or downsizers. This charming home is set on a generous plot with a large, well-kept front garden, providing excellent outdoor space and privacy and ample driveway parking. Inside, the property offers a bright and airy living space with a re-fitted kitchen, a good-sized double bedroom and a luxury three piece bathroom. The layout is both practical and welcoming, with scope for personalisation.

Positioned in a quiet, residential cul-de-sac, the home benefits from being close to local amenities, supermarkets, schools, and transport links into Basingstoke town centre and beyond.

Don't miss the chance to secure this lovely home in one of Basingstoke's most desirable neighbourhoods. Contact us today to arrange a viewing



The location is ideal for families and commuters alike, just 3 miles from Basingstoke town centre and with excellent access to the M3 via Junction 7. The mainline station at Basingstoke offers fast trains to London Waterloo in approximately 45 minutes. Locally, you'll find great amenities including a Sainsbury's retail park, well-regarded schools such as St Mark's, and a welcoming community with a pub, restaurant, and active community centre all nearby.

### **Kitchen/ Lounge/ Diner**

Irregular Shaped Room 16' 6" max x 13' 9" max ( 5.03m max x 4.19m)

integrated fridge freezer, integrated dishwasher, double glazed window to front, double glazed window to side

### **Bedroom**

Irregular Shaped Room 13' 9" max x 7' 5" max ( 4.19m max x 2.26m)

double glazed window to front, double glazed window to side

### **Bathroom**

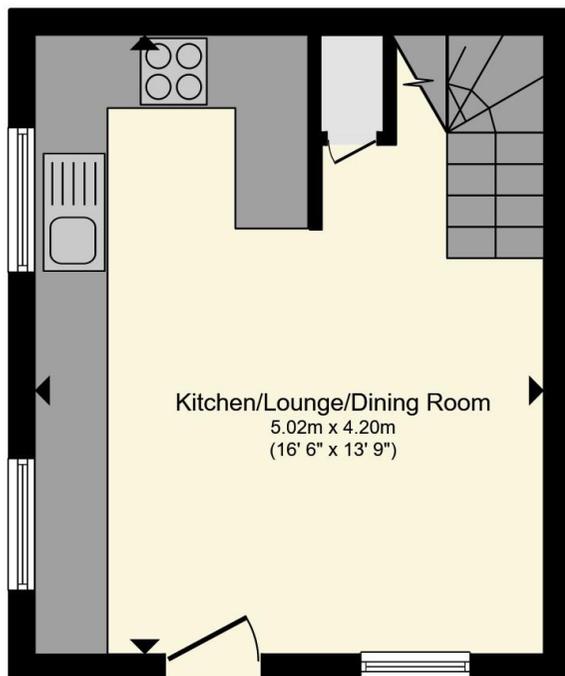
6' 8" x 6' ( 2.03m x 1.83m )

double glazed window to side, bathtub, WC, pedestal hand wash basin

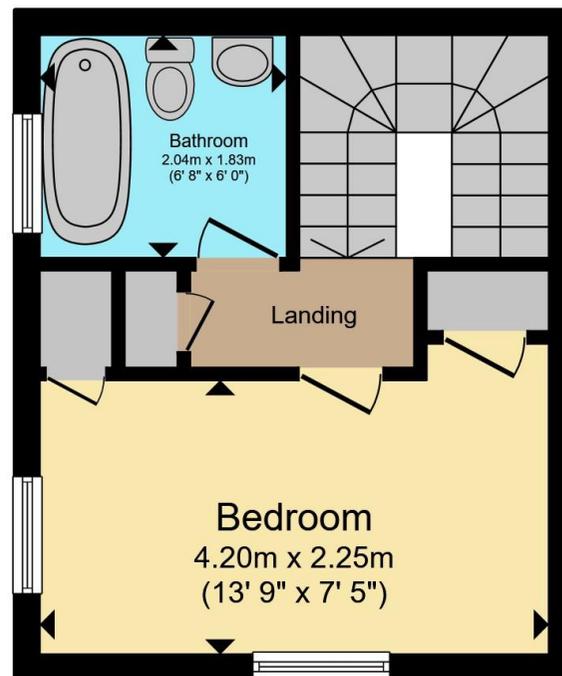








**Ground Floor**



**First Floor**

Total floor area 42.7 m<sup>2</sup> (459 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)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KSH105841](http://connells.co.uk/Property/KSH105841)**



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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