



## 99 Melrose Walk Popley, Basingstoke, Hampshire

Set in a cul-de-sac, this 1 bedroom ground floor maisonette includes a fitted kitchen, gas radiator central heating, double glazing and parking. It is served by close amenities with a brief drive taking you to the ring road. No onward chain.

FOR SALE  
£150,000 Leasehold

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A double glazed front door gives access into the lounge which has a front aspect.

A door then opens into the kitchen which has been fitted with a range of eye and base level units topped with a roll edged work surfaces with space and plumbing for an automatic washing machine. There is a built in Indesit electric fan assisted dual oven and a gas hob.

You then enter a middle hallway with a walk in store cupboard off.

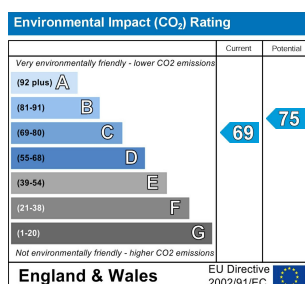
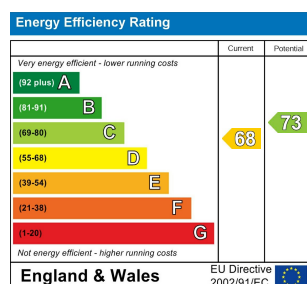
The double bedroom has rear aspect with double glazed casement doors onto a patio area.

The bathroom has a rear aspect double glazed window and is fitted with a white suite including a panelled bath with an independent shower above, an extractor fan, and a built in cupboard housing a wall mounted combination gas fired boiler.

The garden area has been paved and is bordered by a brick retaining wall.

To the front of the property is driveway parking.

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Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floor plan provider. Therefore the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.