

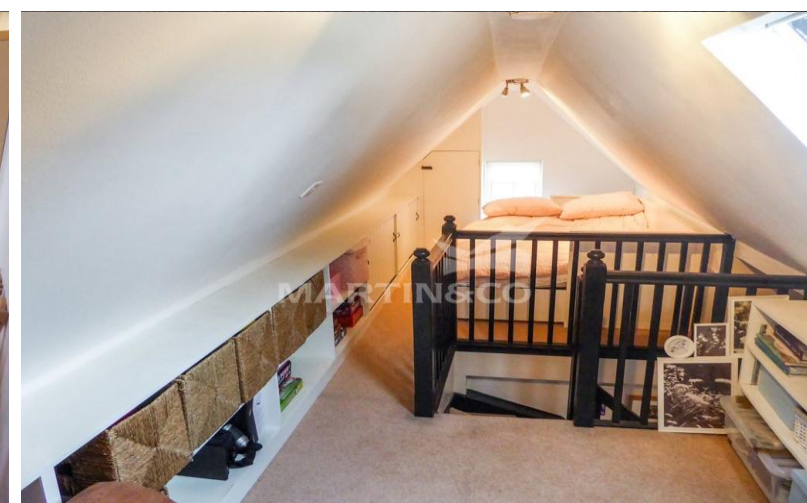
GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 187 SQ.FT.
(17.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 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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FOR SALE



Old Riseley Stores, Basingstoke Road, RG7 1QF

1 Bedroom, 1 Bathroom, House

Offers In Excess Of £226,000

Martin & Co Basingstoke

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<http://www.martinco.com>

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



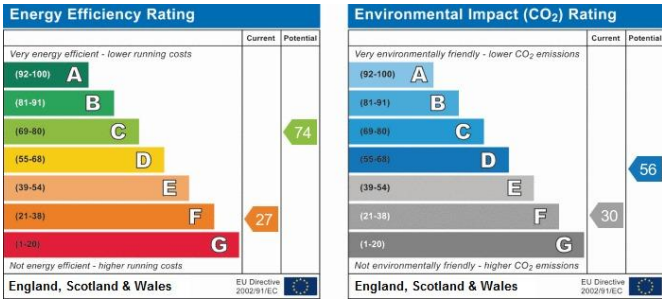
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Riseley

Offers In Excess Of £226,000

- Grade II Listed attractive period property with communal gardens
- Quiet village location within walking distance of Wellington Country Park and Bramshill Forest
- Sociable reception room with high ceiling and original character doorway out to garden
- Bonus rooms in the loft space with flexible potential and plenty of built in storage
- Spacious bathroom
- Assigned car parking space in private off road drive
- Kitchen with Built in Appliances



A superb opportunity to purchase this individual house, situated in the Grade II Listed Old Riseley Stores building overlooking fields, located within the heart of this sought after village.

Boasting spacious accommodation, normally associated with much larger property, making it an ideal purchase for both first time buyers or those looking to down size to a peaceful tranquil setting.

The ground floor has a 14'5 x 13'1 living room, open plan onto a modern fitted, fully integrated kitchen, light and bright double bedroom with built in wardrobes and large bathroom.

The loft has been cleverly converted to provide usable and flexible 22'8 x 8'4, dual aspect room.

To the front of the property are not only wonderful views over open countryside but allocated residents parking, with superb communal gardens set to the rear.

ENTRANCE HALL Built in cloaks storage cupboard with hot water cylinder, door to living room, door to bathroom and tiled effect flooring.

BATHROOM A large modern fitted white suite with enclosed bath, with shower attachment over, Shower screen and tiled surrounds, W.C. wash hand basin. Half tiled walls, tiled flooring , towel radiator and extractor fan



BEDROOM 12' 5" x 9' 5" (3.8m x 2.9m) Dual aspect room to the front and side, built in wardrobe, two wall mounted electric heaters.

LOUNGE 14' 5" x 13' 1" (4.4m x 4m) Front aspect via glazed window and door to the front, stairs case giving access to converted loft room, wall mounted electric heater, open plan to kitchen. There is a smoke alarm and exposed beams.

KITCHEN 7' 10" x 7' 7" (2.4m x 2.3m) Front aspect glazed window. A modern fitted, fully integrated kitchen, with a range of matching eye and base level units, work tops over with tiled splash backs, inset sink, built in oven and hob with hood over. Integrated dishwasher, integrated washing machine and integrated fridge and freezer.

LOFT ROOM 22' 8" x 8' 4" (6.9m x 2.5m) Dual aspect via Velux style window to front, and window to side, large eaves storage cupboards. A superb space, floored, carpeted, insulated, light and power, offering a wide variety of uses. Whilst not a bedroom there is enough room for a double bed as the current owner does for weekend guests.

COMMUNAL GROUNDS Located to the rear of the property, which are mainly laid to lawn, various flowers and shrubs.



ALLOCATED PARKING One allocated residents parking space is located to the front of the property.

LEASE DETAILS
125 years from and including 1 August 2001
Ground Rent £30 Per Year
Service charge is currently - £66.96 a month - garden, building maintenance and building insurance

