



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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Mill Road, Basingstoke

3 Bedrooms, 1 Bathroom, Terraced House

Asking Price Of £365,000

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.





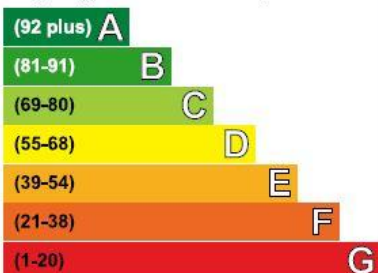
Mill Road, Basingstoke

Asking Price Of £365,000

- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Gas Central Heating
- Garden
- Garage and Driveway Parking
- NO ONWARD CHAIN

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	85

A three bedroom mid-terrace family home situated on the much sought after Park Village development. Benefiting from two reception rooms, kitchen, three bedrooms, bathroom, enclosed garden and driveway parking. There is a separate GARAGE with additional parking in front.

ENTRANCE HALL Radiator, stairs to first floor landing, door to:

LOUNGE 11' 6" x 13' 4" (3.53m x 4.07m) Front aspect window, two radiators, coal effect electric fire with surround, carpet and glass panelled French doors to:

DINING ROOM 9' 3" x 8' 0" (2.84m x 2.44m) Radiator, double glazed French doors to the rear garden, laminate flooring, under stairs storage cupboard and arch to:

KITCHEN 9' 3" x 7' 3" (2.84m x 2.21m) Stainless steel sink and drainer unit, rolled top work surfaces, a range of eye and base level units, rear aspect double glazed window, integrated 4-ring gas hob with electric fan oven under and extractor hood over, plumbing for a washing machine and slimline dishwasher, space for a fridge/freezer, part tiled walls, fully tiled floor and concealed wall mounted gas boiler.

LANDING Access to the loft space and airing cupboard.

BEDROOM ONE 12' 4" x 9' 0" (3.78m x 2.75m) Rear aspect window, carpet and radiator.



BEDROOM TWO 10' 3" x 9' 0" (3.13m x 2.75m) Front aspect window, carpet and radiator.

BEDROOM THREE 8' 6" x 6' 9" (2.6m x 2.07m) Front aspect window, wardrobe, carpet and radiator.

BATHROOM Radiator, panel enclosed bath with shower over, wash hand basin, low level WC, tiled floor and rear aspect window.

GARAGE 16' 8" x 7' 10" (5.1m x 2.4m) Located separately from the house with up and over and additional parking in front.

OUTSIDE To the rear of the property, the garden is part patio with the remainder laid to lawn, flower and shrub borders, outside tap. To the front is an area laid to lawn, outside storage cupboards.

There is driveway parking in front of the house and additionally in front of the garage.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
Basingstoke and Deane
EPC Rating: C
Parking: Driveway and Garage

