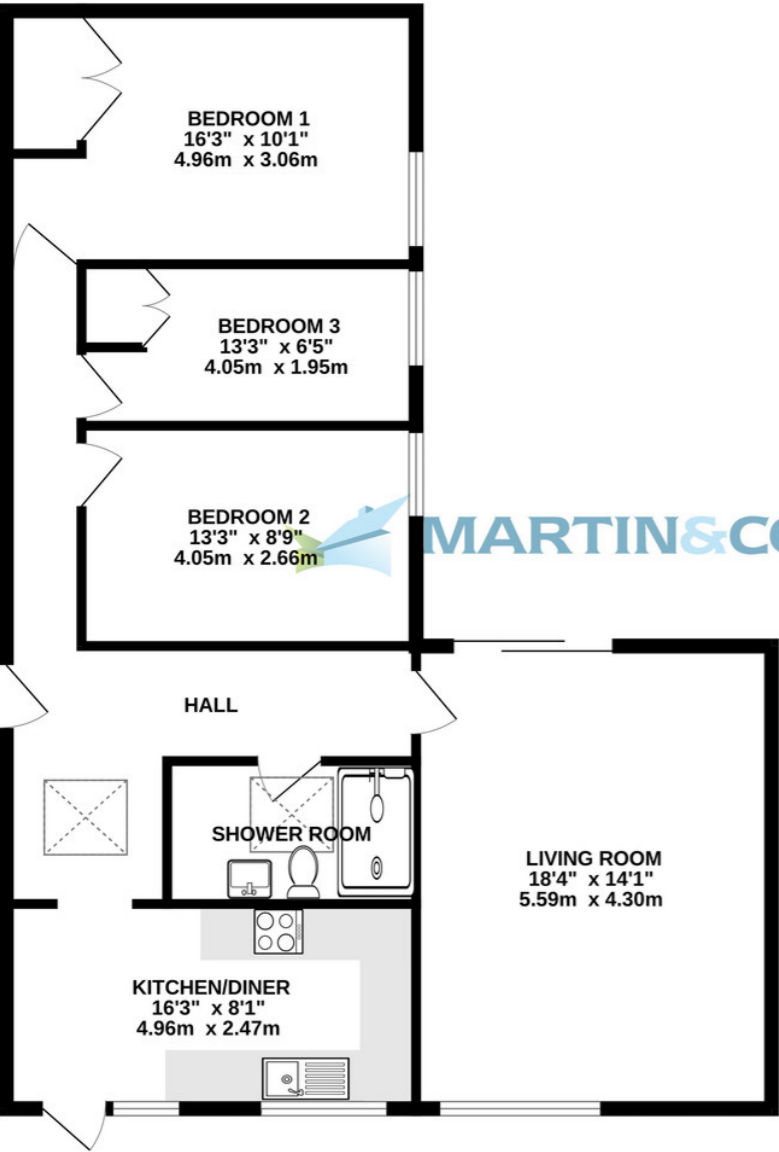


GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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

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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.



Meon Walk, Basingstoke, RG21 4DX

3 Bedrooms, 1 Bathroom, Bungalow

Asking Price Of £280,000

MARTIN&CO



Meon Walk, Basingstoke

Asking Price Of £280,000

- Spacious Semi-Detached Bungalow
- Three Bedrooms, Two Doubles
- Generous 18ft Living Room
- Kitchen/Breakfast Room
- Refitted Shower Room With Walk-In Enclosure
- Gas Central Heating & Double Glazing
- Enclosed Courtyard Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		

Martin & Co Basingstoke are delighted to present this spacious semi-detached bungalow, pleasantly situated in the sought-after Riverdene development, close to Eastrop Park and within easy reach of the town centre.

The accommodation offers a welcoming entrance hall, generous 18ft living room with sliding doors to the garden, and a well-proportioned kitchen/breakfast room. There are three bedrooms, with built-in wardrobes to bedrooms one and three, and a modern refitted shower room with walk-in enclosure.

Outside, the property benefits from an enclosed courtyard-style rear garden, front garden with picket fencing, and a garage located in a nearby block. The home also features gas central heating and double glazing throughout.

Riverdene is a popular established area, ideally placed for local amenities, Eastrop Park, Festival Place shopping centre, and Basingstoke's mainline railway station, which offers services to London Waterloo in around 45 minutes. Junction 6 of the M3 is also just a short drive away.

ENTRANCE HALL Entered via a double-glazed front door with adjacent frosted window. The hallway has wood laminate flooring, two radiators and a central heating thermostat.

KITCHEN/BREAKFAST ROOM 16' 3" x 8' 1" (4.95m x 2.46m) A well-proportioned kitchen/breakfast room fitted with a range of floor and wall units with matching work surfaces and tiled splashbacks. The room includes a stainless steel sink unit with mixer tap, integrated oven with hob and extractor hood, wall-mounted gas boiler, space for a fridge/freezer, and plumbing for a washing machine. There is ample room for a dining table, with a side aspect window and sliding patio door



providing natural light and access to the outside.

LOUNGE 18' 4" x 14' 1" (5.59m x 4.29m) A generous reception room with a side aspect window and sliding patio doors opening to the courtyard garden. Finished with wood laminate flooring, two radiators and TV point

BEDROOM ONE 16' 3" x 10' 1" (4.95m x 3.07m) A spacious double bedroom with rear aspect window, radiator, and built-in double wardrobe.

BEDROOM TWO 13' 3" x 8' 9" (4.04m x 2.67m) A good-sized double bedroom with rear aspect window and radiator.

BEDROOM THREE 13' 3" x 6' 5" (4.04m x 1.96m) A single bedroom with rear aspect window, radiator, and built-in wardrobe.

SHOWER ROOM A refitted shower room designed with accessibility in mind, comprising a large walk-in shower with glass screen, fold-down seat and grab rails, low-level WC, and pedestal wash basin with mixer tap. Finished with tiled walls, tiled flooring, chrome heated towel rail, and ceiling spotlights.

OUTSIDE

FRONT Laid to lawn with a pathway leading to the front door, enclosed by white picket fencing with a gate.



COURTYARD GARDEN A private enclosed courtyard garden, mainly paved with planting areas and space for storage.

GARAGE The property benefits from a single garage located in a nearby block, with up-and-over door

AREA Riverdene is a popular and well-established area, ideally positioned close to Eastrop Park and within walking distance of Basingstoke town centre and Festival Place, which offers extensive shopping, dining, and leisure facilities. The Anvil Concert Hall and Haymarket Theatre are also nearby, together with a range of supermarkets including Waitrose. Basingstoke's mainline railway station provides a fast and frequent service to London Waterloo in around 45 minutes, while Junction 6 of the M3 is a short drive away.

KEY FACTS FOR BUYERS

Tenure: Leasehold
Lease Term: 999 Years from 3/7/1967 (so 939 remaining)
Ground Rent: £10.50 per year
Current Service Charge: £240 per 6 Months
EPC Rating: D
Council Tax Band: C
Local Authority: Basingstoke and Deane Borough Council

