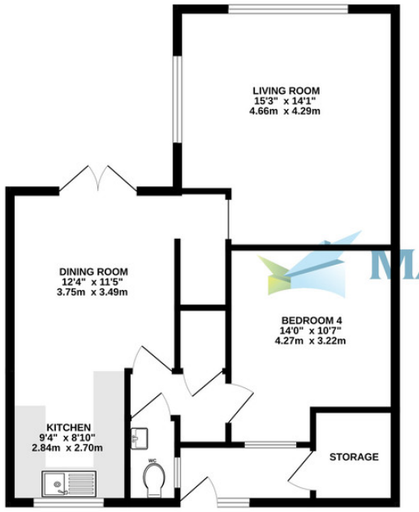
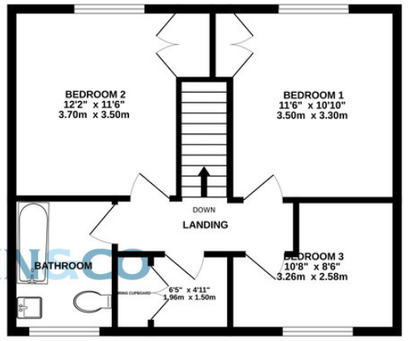
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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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.

The Property Ombudsman

Popley

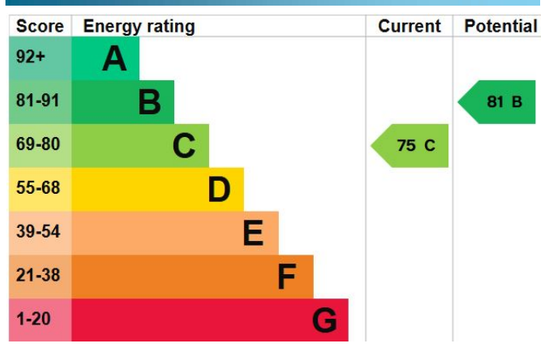
4 Bedrooms, 1 Bathroom, Mid Terraced House

Guide Price £250,000

Popley

Guide Price £250,000

- **Four Bedroom Property**
- **Flexible Accommodation Including Ground Floor Bedroom**
- **Separate Living Room And Dining Room**
- **In Need Of Modernisation Throughout**
- **Gas Central Heating**
- **Enclosed Garden**
- **No Chain**



Generous sized property offering spacious accommodation across multiple rooms and excellent potential for modernisation. In need of refurbishment throughout, making it ideal for buyers looking for a project to update and add value. Also benefiting from a private rear garden.

ENTRANCE PORCH Enclosed entrance porch with tiled flooring and double glazed window to the front aspect. Doors leading to the entrance hall and a useful storage room.

STORAGE ROOM Useful storage room housing the gas boiler, electric consumer unit and meters. Space for additional storage.

ENTRANCE HALL Entrance hall with lino flooring. Doors leading to the dining room and bedroom four, Deep understairs storage cupboard.

CLOAKROOM Fitted with a low level WC and wash hand basin with tiled splashback. Window to the side aspect

BEDROOM 4 14' 0" x 10' 7" (4.27m x 3.23m) Ground floor bedroom with radiator and window to the side aspect. Could also be used as a study or home office.

DINING ROOM 12' 4" x 11' 5" (3.76m x 3.48m) Dining room with wood effect flooring, radiator and double doors leading out to the rear garden. Stairs rising to the first floor.

KITCHEN 9' 4" x 8' 10" (2.84m x 2.69m) Kitchen fitted with a range of wall and base units with work surfaces over and stainless steel sink with drainer. Tiled splashbacks and tiled flooring. Window to the front aspect.

LIVING ROOM 15' 3" x 14' 1" (4.65m x 4.29m) Living room with radiator and large windows to the side and rear aspects allowing plenty of natural light, overlooking the garden.

FIRST FLOOR LANDING Landing with access to loft hatch and built in airing cupboard. Doors leading to all three bedrooms and the family bathroom.

BEDROOM 1 11' 6" x 10' 10" (3.51m x 3.3m) Double bedroom with radiator and window to the rear aspect. Built in storage cupboards.

BEDROOM 2 12' 2" x 11' 6" (3.71m x 3.51m) Double bedroom with window to the rear aspect allowing good natural light. Radiator. Built in wardrobe providing useful storage. Laminate flooring.

BEDROOM 3 10' 8" x 8' 6" (3.25m x 2.59m) Single bedroom with window to the front aspect providing natural light. Radiator. Currently with exposed floorboards.

BATHROOM Suite comprising panel enclosed bath with mixer taps, pedestal wash hand basin and low level WC. Part tiled walls and tiled flooring. Window providing natural light and ventilation. Built in airing cupboard providing additional storage.

REAR The property benefits from an enclosed rear garden which is mainly laid to lawn with a paved patio area directly outside the rear of the property, providing space for outdoor seating and entertaining.

A raised section of lawn sits beyond the patio, with additional garden space extending further to the rear, offering potential for landscaping or improvement. The garden is bordered by a mixture of fencing and mature shrubs, providing a degree of privacy.

There is also rear access via a gate, making the garden practical for bringing through bicycles, bins or gardening equipment.

Overall, the garden offers a good size outdoor space with scope for improvement, ideal for buyers looking to create their own garden design.

FRONT The property is approached via a pedestrian pathway with small front garden area. The property forms part of a terrace and enjoys an open outlook to the front with communal parking available nearby.

KEY FOR BUYERS
Council Tax Band: C
Local Authority: Basingstoke and Deane
EPC Rating: C