



Connells

Appleton Drive
Basingstoke



Property Description

Situated in a popular residential area, this well-presented three-bedroom semi-detached house is an excellent choice for families or professionals alike. Offered to the market with no onward chain, the property provides spacious and flexible living accommodation throughout.

Upon entering, you are greeted by a fitted kitchen, ideal for aspiring cooks and everyday family meals. Adjacent to the kitchen is a convenient downstairs WC, perfect for guests. The property flows beautifully into a generous lounge/diner, offering a welcoming space for relaxation and entertaining. Upstairs, there are three good sized bedrooms and a modern family bathroom, providing comfort and functionality for all members of the household.

To the rear, the house benefits from an enclosed low maintenance shingle outside area, offering a private haven for outdoor activities, barbecues, or simply unwinding at the end of the day. Further enhancing the property is the allocated parking, ensuring peace of mind and convenience for residents.

Set in a sought-after location, the home is within easy reach of local amenities, reputable schools, parks, and excellent transport links connecting you to the town centre and beyond. With shopping facilities, leisure centres, and picturesque green spaces nearby, everything you need is just a short walk or drive away.

Area

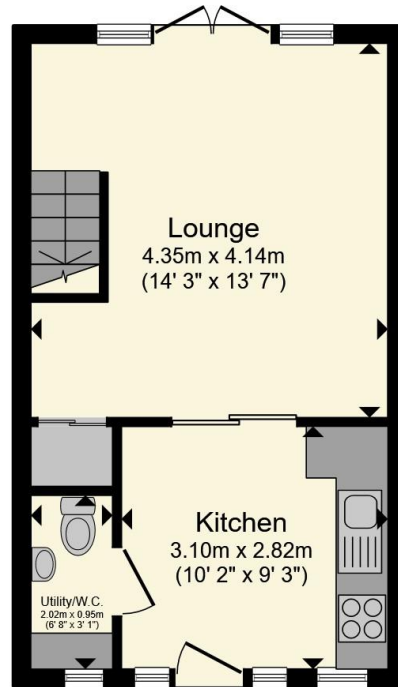
Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

Agents Note:

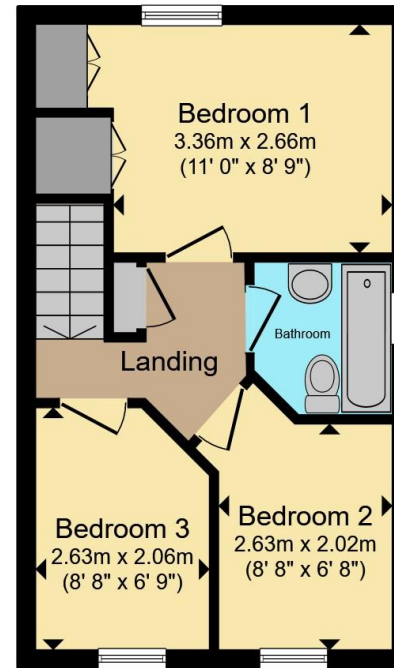
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 60.2 m² (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314940



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314940 - 0010