



Connells
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FOR SALE

Connells

Shelley Close
Basingstoke

Shelley Close Basingstoke RG24 9BZ

for sale
£280,000



Property Description

Situated in a popular residential area of Basingstoke, this three-bedroom mid-terrace home offers well-proportioned accommodation throughout and is ideal for families, first-time buyers, or investors.

The ground floor comprises an entrance hall, a spacious living room, a fitted kitchen, a separate dining room providing an excellent space for family meals and entertaining, and the added convenience of downstairs cloakroom/WC.

To the first floor are three bedrooms and a family bathroom, offering comfortable accommodation for growing families or those requiring additional space for home working.

Outside, the property benefits from a private rear garden, providing a pleasant area for relaxing, outdoor dining, and entertaining.

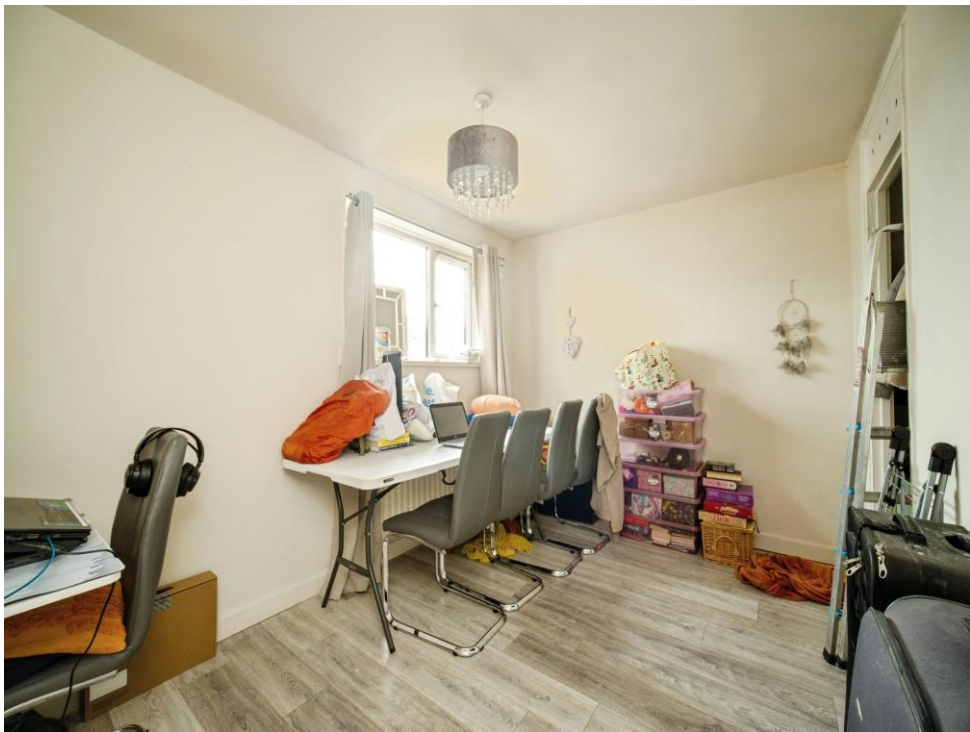
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



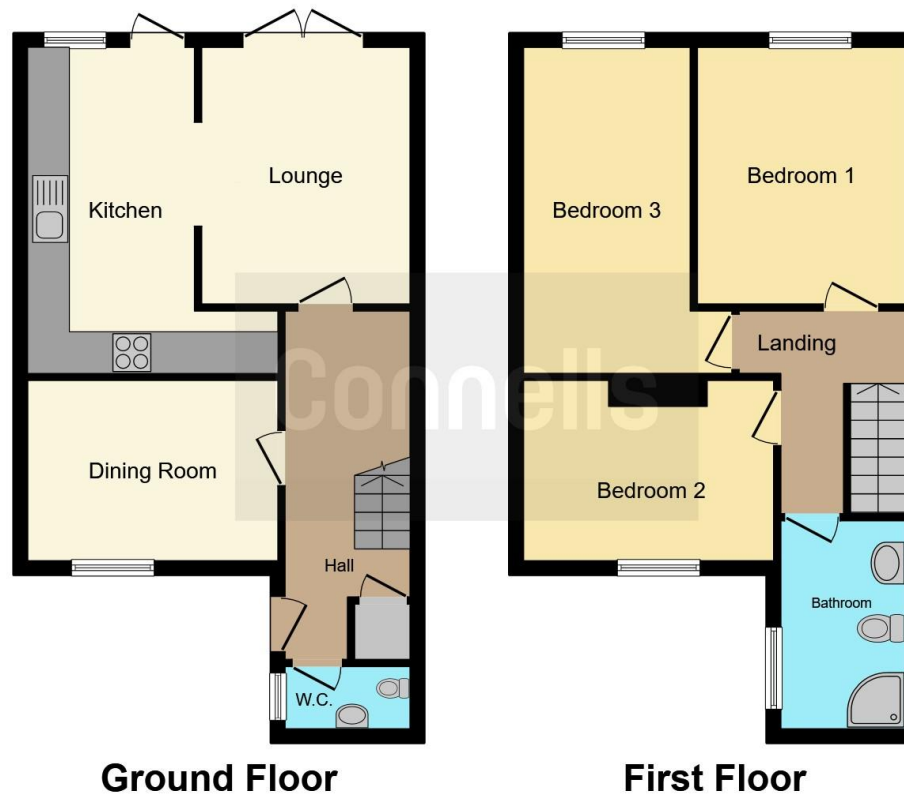
Area

Located just off the A33, the property benefits from excellent travel links to Reading Town Centre and is just 2.7 miles from the Basingstoke Town Centre. A short walk from the house, there is a range of shops including Lidl, The Range and more. Slightly further away, but still within a mile, is the Chineham Shopping Centre also containing a selection of shops ranging from supermarkets to fast food options. Locally, there is a plenty of open space, along with the lovely Basing Wood.









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.focalagent.com

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTK315098



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.

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