Avon Walk

Riverdene Basingstoke RG21 4DJ

Description

This three bedroom mid terrace home is conveniently located close to Basingstoke's town centre within walking distance of the railway station, which has mainline services into London Waterloo. It is also offered for sale with no onward chain!

The house has good sized rooms throughout with plenty of storage space and cupboards. The ground floor has a large living room at the rear with the kitchen to the front and a cloakroom off the hallway. Upstairs, there are two double bedrooms and a decent size single, in addition to the family bathroom.

It also benefits from having a garage in a block close by.

The house is leasehold with approximately 939 years remaining. The vendor states that the ground rent and service charge combined is £551 per annum and this would need to be verified by the Solicitors.
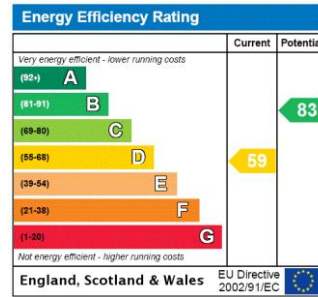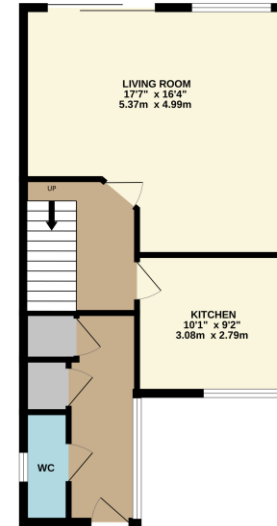

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Accommodation

Hallway
Cloakroom
Kitchen
Living room
Three bedrooms
Bathroom
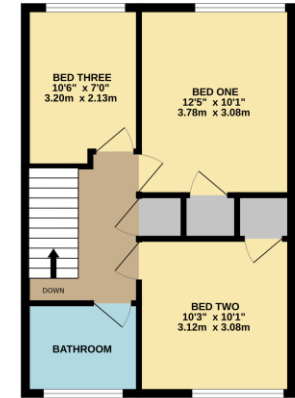Gardens
Garage in block
Leasehold – 999 years from 1964

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		83
(69-80) **C**		
(55-68) **D**	59	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

LIVING ROOM
17'7" x 16'4"
5.37m x 4.99m

UP

KITCHEN
10'1" x 9'2"
3.08m x 2.79m

WC

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

BED THREE
10'6" x 7'0"
3.20m x 2.13m

BED ONE
12'5" x 10'1"
3.78m x 3.08m

DOWN

BATHROOM

BED TWO
10'3" x 10'1"
3.12m x 3.08m

TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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Winkworth

See things differently.