

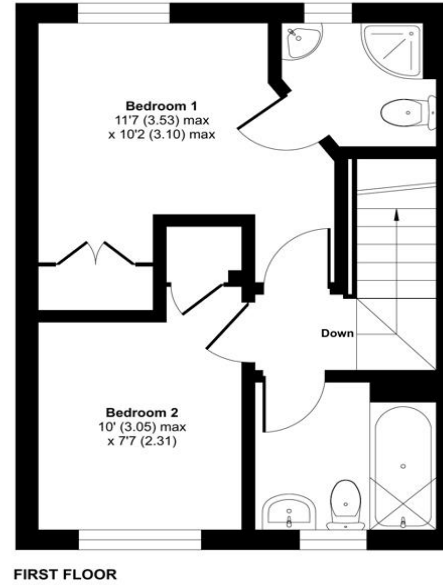
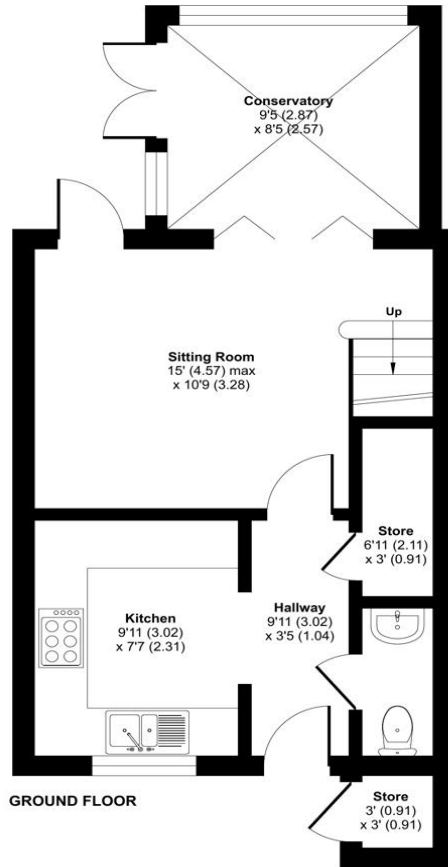


Overton, Basingstoke, Hampshire, RG25 3JQ



ACCOMMODATION

Delightful terraced house ideally situated on the edge of a small development on the edge of the charming village of Overton, this two-bedroom property exudes a sense of warmth and functionality. This property boasts a bright and inviting ambiance, offering an entrance hallway, modern kitchen with fitted wall and base units, a spacious sitting room, a conservatory helps with flooding the accommodation with natural light and a downstairs guest's cloakroom. The first floor comprises of two double bedrooms, the principal bedroom offers built in storage and the added luxury of an ensuite shower room, whilst the second bedroom is served by the family bathroom. The beautifully maintained, the property showcases a patioed area providing an idyllic spot for entertaining and al fresco dining in the summer months. Convenience is assured with allocated parking, ensuring a hassle-free experience for residents and their guests.



Approximate Area = 724 sq ft / 67.2 sq m
 Outbuilding = 8 sq ft / 0.7 sq m
 Total = 732 sq ft / 68 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1070982



SITUATION

The desirable village of Overton provides the convenience of shops and amenities all of which are in walking distance. For the commuter there is the attraction of a Mainline Railway station, with fast links to London Waterloo within 55mins. There is a regular bus service to the nearby centres of Basingstoke, Andover and historic cathedral City of Winchester. Access to the main road network of the A34/A303/M3 are also close to hand.



SPECIFICATION

- Two Double Bedrooms
- Family Bathroom & Ensuite
- Lounge & Conservatory
- Private Enclosed Rear Garden
- Modern Kitchen
- Downstairs Cloakroom
- Two Allocated Parking Spaces

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band C

GUIDE PRICE

Asking Price £325,000

TENURE

Freehold

Estate Management Charge £250 per annum

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.