



Arundel Gardens

Basingstoke RG23 8HQ

Description

This two bedroom terraced home is offered for sale with no onward chain and would be ideal for first time buyers. It is set in a cul-de-sac on the western edge of town and has an allocated parking space in addition to on-street parking.

There is an enclosed porch with a door into the hallway. Off to the right is the kitchen, which has wall and base mounted cupboards and a wood effect worktop with an inset electric hob and stainless steel sink unit. There is a built-in electric oven and space for a washing machine.

At the rear is the lounge/diner and this has French doors out to the back garden.

Heading upstairs there are two bedrooms and a bathroom with a white suite.

There is an open plan garden to the front of the house. The rear garden is west facing and has a paved patio with a lawn beyond.



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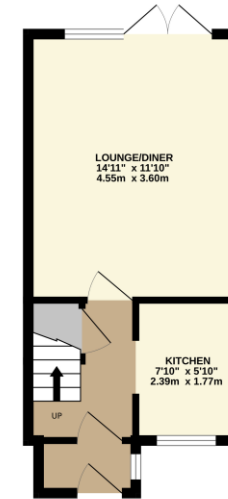
Accommodation

- Porch
- Entrance hall
- Kitchen
- Lounge/diner
- Two bedrooms
- Bathroom
- Gardens
- Allocated parking space
- Electric heating

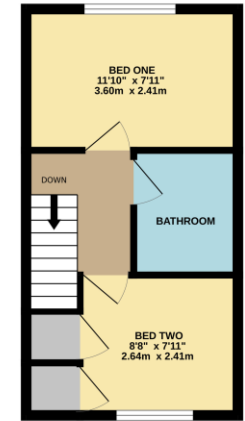
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The architect, surveyor and agent shall not be held liable and no guarantee shall be given. Winkworth Ref: 0214



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