



Avon Walk

Riverdene Basingstoke RG21 4DJ

Description

Being close to the town centre and railway station is extremely popular so we do not expect this large three bedroom house to 'hang around'. It has good size accommodation and is within easy walking distance of Festival Place. It also has a garage.

The ground floor has an open plan arrangement with a large living/dining room leading through to a decent size kitchen, which has plenty of storage space and work surfaces with a utility area at one end. There is a study area at the back and at the front, off the hallway is a cloakroom with a contemporary white suite.

Upstairs there are three bedrooms, two of which are 'doubles' with the third being a nice size 'single' and all of them have built-in wardrobes. The bathroom has a white suite.

To the rear there is a courtyard garden that has been fully paved and is enclosed with brick walls.



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Accommodation

Downstairs cloakroom
Living/dining room
Study area
Kitchen
Three bedrooms
Bathroom
Courtyard garden
Garage

Leasehold details: Lease term is 999 years from 1964. The service charge is approximately £480 pa and the ground rent is £10.50 pa. These figures are supplied by the vendor and would need to be verified by Solicitors.

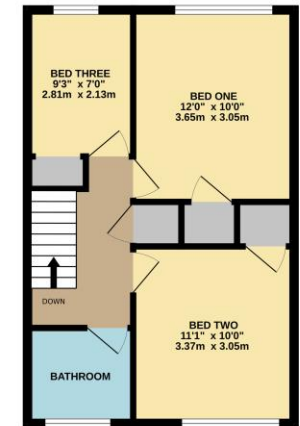
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		➤
(81-91) B		
(69-80) C		
(55-68) D	➤	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, windows, doors and any other details 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 current, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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