









Chineham

Lychpit

Old Basing

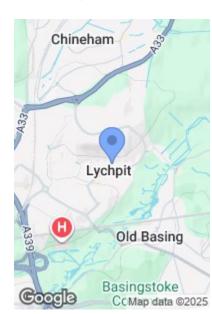
Basingstoke CcMap data ©2025



ROAD MAP HYBRID MAP



TERRAIN MAP



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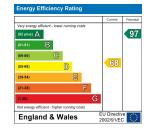








Bracken Bank, Basingstoke RG24 £215,000











# MAIN FEATURES

- One Double Bedroom Home
- Very Well Presented
- New Laminate Flooring
- Close To Festival Place

- One Allocated Parking Space
- Good-Size Garden Space
- Good Commuter Links

### **FULL DETAILS**

#### Reception Room

Enter via door, new laminate flooring and spiral staircase leading to the first floor.

#### Kitchen

Range of base and eye level units, sink, four ring electric hob, extractor fan, oven and space for; washing machine and fridge/freezer. Partly tiled walls and linoleum flooring.

### Landing

Cupboard and carpet flooring.

#### Bedroom

Double bedroom, wardrobe, laminate flooring and access to the loft.

#### Bathroom

Bath with shower, low level WC, wash hand basin with storage below, velux window, partly tiled walls and linoleum flooring.

#### Externally

Garden area is tiered with patio slabs and raised borders. Path leading to the front door and access to the store cupboard.

### Parking

One allocated parking space.

### Council Tax

Band B.

## **FLOORPLAN**

GROUND FLOOR 210 sq.ft. (19.5 sq.m.) approx. 1ST FLOOR 210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of dons, windows, cross and any other terms 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.
Adade with Meteory 62025



# Bracken Bank, Basingstoke RG24

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented one bedroom house in Lychpit. The ground floor comprising; reception room leading through to the kitchen. To the first floor there is one double bedroom and a bathroom. Additional features to mention include a good-size garden space and one allocated parking space.

The property is ideally situated within close proximity to woodlands and Festival Place, with its great leisure and shopping facilities. The home is also well positioned for good commuter links.