



PARNELL JORDY & HARVEY
ESTABLISHED 1947

LAND & ESTATE AGENTS FOR COUNTRY HOMES & VILLAGE PROPERTY

36 Kipling Walk, Basingstoke, RG22 6BN
£330,000

This property has been well maintained and modernised in a stylish way to provide a comfortable home with a large garden. The property offers entrance porch, entrance lobby, living room, kitchen/breakfast room, conservatory, utility area, cloakroom, three bedrooms, family bathroom, radiator central heating, double glazing and front and rear gardens.

The Accommodation Comprises

Block Paved Path

Double Glazed Front Door

Entrance Porch

Two double glazed windows, radiator, quarry tiled floor, opening into:

Entrance Lobby

Laminate flooring, stairs to first floor with cupboard under

Living Room 16 x 11 (4.88m x 3.35m)

Inset log burner with wooden mantle and brick hearth, radiator in a detailed radiator cover, double glazed window with white shutters, double glazed casement doors to:

Conservatory 12 x 8 (3.66m x 2.44m)

Radiator, double glazed windows and casement double doors to garden. Insulated opaque roof.

Kitchen/Breakfast Room 16 x 8 (4.88m x 2.44m)

White porcelain one and a half bowl sink with mixer taps and plate rinse set in to worktops with cupboards and drawers under, further worktops with cupboards drawers and appliance space under, built in wine cooler, matching wall cupboards and glazed display cupboards, breakfast bar, range style canopy extractor hood, space for range cooker, double glazed window, radiator, double glazed double casement doors to garden.

Utility Area

Double glazed window, wooden worktops with cupboards and appliance space under, larder cupboard, ceramic tiled floor.

Cloakroom

Concealed cistern WC in feature slate tiled wall, porcelain oblong hand basin with monobloc mixer tap on aged wood plinth, storage cupboard, down lighters, strip wood flooring.

Landing

Loft access, radiator, double glazed window.

Bedroom One 12 x 8 (3.66m x 2.44m)

Radiator, feature cast iron Victorian style fireplace, two double glazed

windows with white shutters, built in wardrobe with a range of top cupboards, built-in cupboard.

Bedroom Two 11 x 8 (3.35m x 2.44m)

Radiator, double glazed window.

Bedroom Three 8 x 7 (2.44m x 2.13m)

Radiator, double glazed window with white shutters.

Bathroom

Large white corner bath with spa jets mixer taps and hair rinse, thermostatic shower over bath, large pedestal wash hand basin, close coupled WC, double glazed window, radiator, half wall timber cladding with dado rail.

Outside

Front Garden

Enclosed by white picket fence with gate to block paved path, flower borders and remainder to grass. NB: The Post box is not included in the sale of the property.

Rear Garden

Large timber decked area with wooden balustrades and step down to a paved terrace and ornamental pond. Large grassed area leading to a picket fence enclosing a further decked terrace adjacent to a large timber workshop/summerhouse with power and lighting. The whole is enclosed by mature hedges and timber fencing with mature trees and shrubs. NB: The garden lamppost is not included in the sale of the property

Services

All Main Services. Gas radiator central heating

Council Tax

We are informed by the Basingstoke & Deane Borough Council that the property is currently in tax band 'C'.

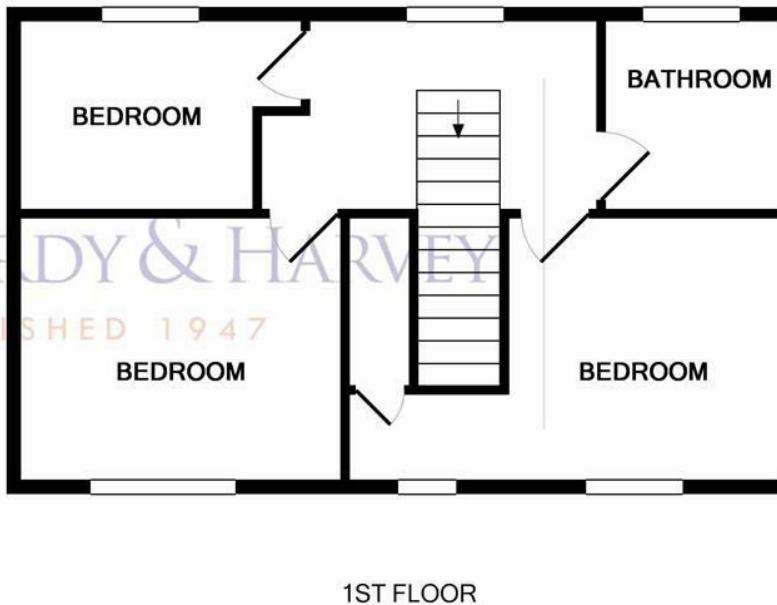
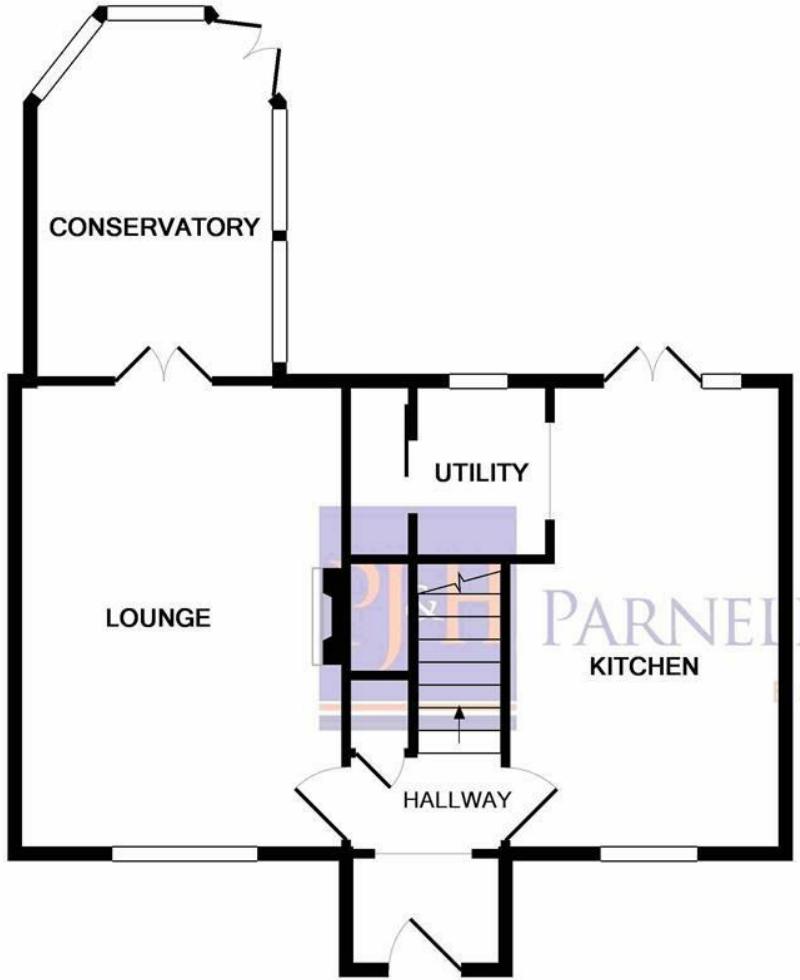
Viewing

Only by appointment with Parnell Jordy & Harvey, 5 Winchester Street, Overton, Basingstoke, RG25 3HR.

Folio 15613 RB16618







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All offers of property are made subject to formal contract - and the same being unsold on receipt of reply.

