



**Canadian Way
Basingstoke
Hampshire
RG24 9RE**

Asking Price: £325,000
Freehold

Property

Description

Your Move are delighted to offer to the market this spacious three bedroom terraced townhouse benefitting from higher than average ceiling heights and a Juliet balcony giving the feel of more light and space. The property consists of three double bedrooms, three bathrooms including a family bathroom, an en-suite to the master and a ground floor shower room. On top of this, the property boasts a 16' kitchen/breakfast room, double aspect lounge/dining room with floor to ceiling windows and a utility room. Outside comprises rear garden mainly laid to lawn, garage/car port with planning permission to enclose the rear and allocated parking. EPC grade C.

Location

Canadian Way is located within Limes Park which is situated in the North of Basingstoke. Canadian Way is close to local amenities, schools, parks and Basingstoke Hospital. Basingstoke is a great commuter location thanks to its easy access to the M3 and A303 motorways and direct train links to London in around 45 minutes.

Living Room

16'9" x 17' (5.1m x 5.18m)

Kitchen

16'7" x 8'2" (5.05m x 2.5m)

Bedroom One

11'10" x 10'11" (3.6m x 3.33m)

Bedroom Two

16'8" x 8'3" (5.08m x 2.51m)

Bedroom Three

10'5" x 8'2" (3.18m x 2.5m)

Utility Room

8'1" x 5'10" (2.46m x 1.78m)

Garage

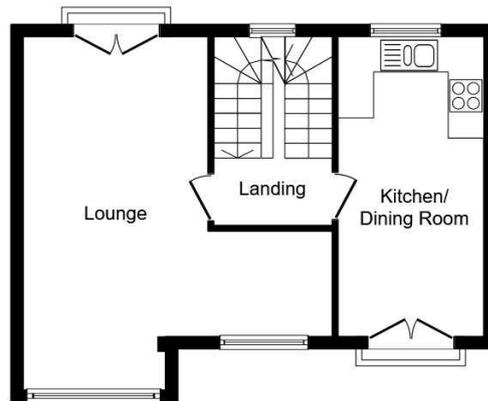
16'1" x 10'2" (4.9m x 3.1m)



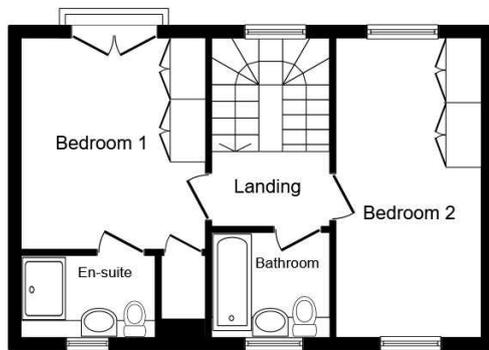
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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