



## Two Bedroom Semi-Detached Maisonette

**West Ham Lane, Worting, Basingstoke, RG22 5EE**

Guide Price: £200,000

- Two Double Bedrooms
- Ground Floor Maisonette
- Private South Facing Garden
- Driveway Parking
- Share of Freehold
- Estimated Rental Price £950-£1000 pcm
- Lease Approximately 986 Years
- EPC: C (76)



## Description

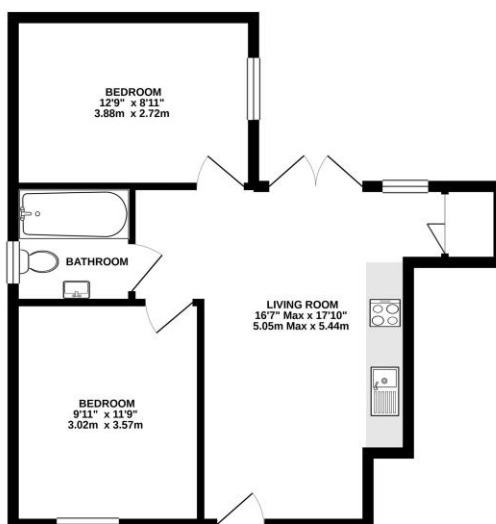
Bridges Estate Agents are delighted to present this well maintained two bedroom ground floor maisonette, ideally suited for first time buyers or investors. Built in 2011, this modern maisonette is part of a detached building, offering practical living accommodation. The property benefits from its own private rear garden, which faces south, allowing for plenty of natural light throughout the day. Additionally, there are two allocated parking spaces, making it convenient for homeowners and guests alike. The accommodation includes two double bedrooms, offering ample space. The bright living room features French doors that open to the generous, south facing rear garden. The kitchen is fully fitted, complete with a built in cooker and electric hob, and the bathroom is finished with a modern white suite. The property also benefits from uPVC double glazing and electric heating, ensuring comfort and efficiency throughout the year. Offered with a share of freehold and a lease of over 900 years, this property provides peace of mind with its substantial lease term.

## Outside

To the front of the property, there is a shingle driveway that provides parking for two vehicles. A gate offers convenient access to the rear garden. The rear garden is mainly laid to lawn and is enclosed by panel fencing, offering privacy and a secure space. A spacious garden shed provides additional storage. The garden is south facing, ensuring it benefits from plenty of natural sunlight throughout the day.

## Floorplan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The plan is for information only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not be present and no guarantee is given as to their operation or efficiency can be given. Marked with a 'C'.



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01256 880001** or Email: **info@bridges.co.uk**



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