



8 NIGHTINGALE GARDENS
Basingstoke, Hampshire

RANDALLS
RESIDENTIAL

8 NIGHTINGALE GARDENS, BASINGSTOKE, HAMPSHIRE, RG24 9SD

- Basingstoke 2 Miles
- M3 JCT 6 2 Miles
- London Waterloo from Basingstoke from 45 Minutes

Hall • sitting room • kitchen/dining room
• three bedrooms • bathroom • garden • EPC band C

SITUATION

Nightingale Gardens is located on the western fringes of Basingstoke in the popular residential area of Rooksdown, close to Basingstoke hospital and some 2 miles north of Basingstoke Town Centre and junction 6 of the M3. There are local schools, shops and leisure facilities nearby.

Basingstoke itself offers a far more comprehensive range of leisure, recreational and educational facilities, along with a mainline station with regular services to London Waterloo from about 45 minutes.

THE PROPERTY

8 Nightingale Gardens enjoys a quiet position towards the end of a cul-de-sac and has a landscaped private south-facing rear garden.

On the ground floor, the front door opens to the reception hall from which the staircase rises to the first floor. The sitting room overlooks the front and gives access to the kitchen/dining room which overlooks the rear garden, with patio doors opening to the rear terrace.

On the first floor there are three bedrooms and the bathroom.

For further details please refer to the floorplan.

A THREE BEDROOM SEMI-DETACHED HOUSE IN A QUIET POSITION IN ROOKSDOWN WITH A SOUTH FACING GARDEN AND NO ONWARD CHAIN.





OUTSIDE

There are two allocated parking spaces to one side.

The front is screened by a hedge. The rear garden enjoys a southerly aspect. It has been landscaped and has a large, paved terrace with built-in seating and a garden shed. There is an area of lawn and a number of shrubs and trees and it is fully enclosed and enjoys a good level of privacy.

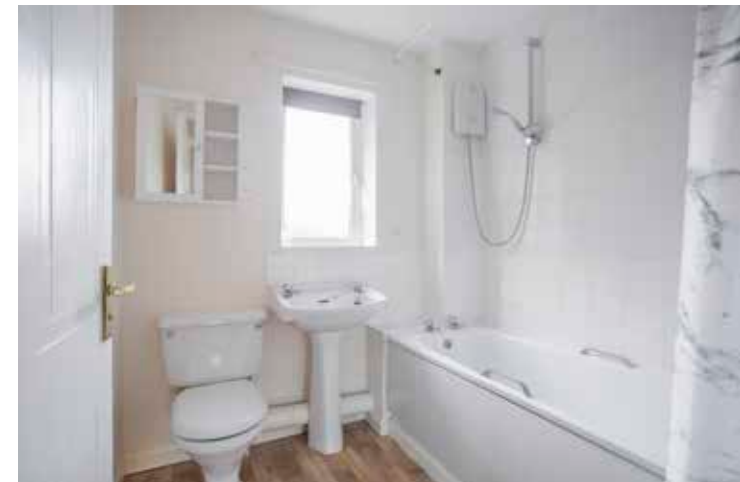
ADDITIONAL INFORMATION

Local Authority: Basingstoke & Deane Borough Council
(01256) 844844

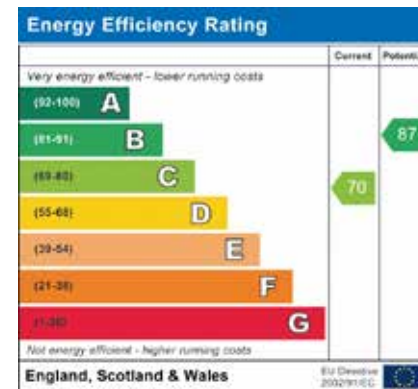
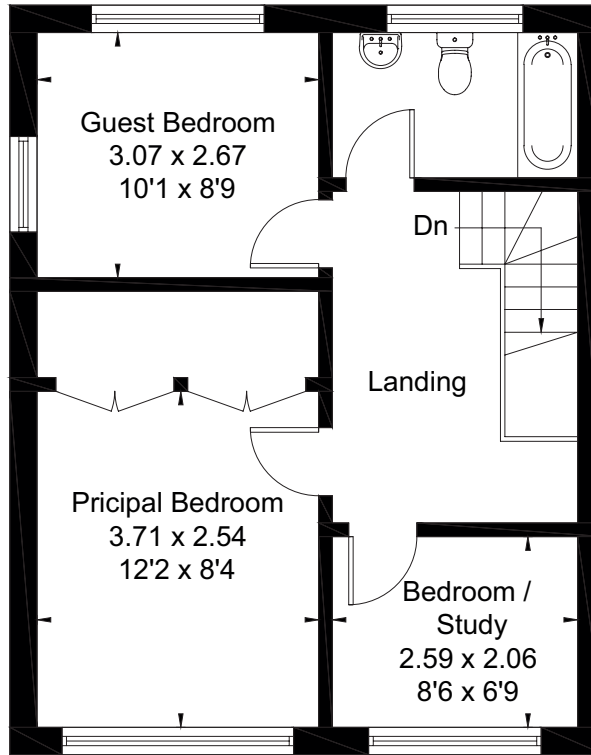
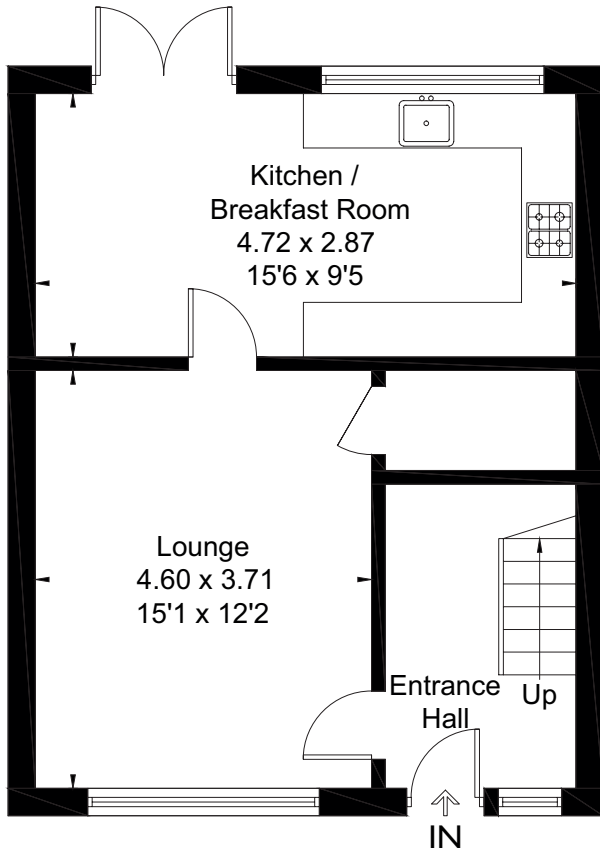
Services: All mains services are connected

Viewing: Strictly by appointment through Randalls
Residential 01256 345635

Postcode: RG24 9SD



Approximate Floor Area = 76.9 sq m / 827 sq ft



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