



**Lime Gardens, Basingstoke, Hampshire, RG21
4PE**

Guide Price: £325,000

LODDON PROPERTIES are pleased to bring to the market this two double bedroom mid terraced home with NO ONWARD CHAIN. Situated at the end of a quiet cul-de-sac, this property offers a modern fully fitted kitchen for convenience and ease. There is a downstairs cloakroom, under the stair storage and spacious living/dining room. The double patio doors allow for natural light to illuminate the downstairs and lead to a private, low maintenance, south-facing garden with decking and the remainder laid to lawn. Upstairs boasts two good-sized double bedrooms and the family bathroom has shower over bath. The home also benefits from allocated parking. Lime Gardens is situated just a short walk from Basingstoke Town Centre, the property provides easy access to the shopping and recreational facilities of Festival Place. Here, you'll find an array of bars, restaurants, a cinema, theatre, and sports centres, catering to all your leisure and entertainment needs. Basingstoke train station is also conveniently located within walking distance and offers commuter services to Reading and London, with Waterloo reachable by rail in just 45 minutes. For families with children, there are well-regarded schools nearby, ensuring top-quality education. Good bus links can easily transport you around town, and the nearby M3 motorway, accessed via Junction 6 and 7, provides a direct route to London and the South.

TENURE: Freehold COUNCIL TAX BAND: C EPC RATING: C





- NO ONWARD CHAIN!
- TWO BEDROOM HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- FITTED WARDROBES
- SOUTH FACING, PRIVATE GARDEN
- ALLOCATED PARKING
- LOCATED IN CUL-DE-SAC
- WALKING DISTANCE TO TOWN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

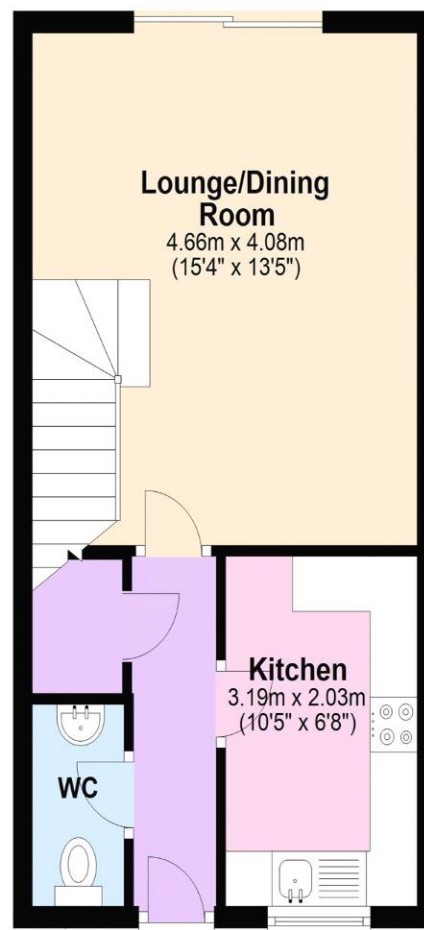
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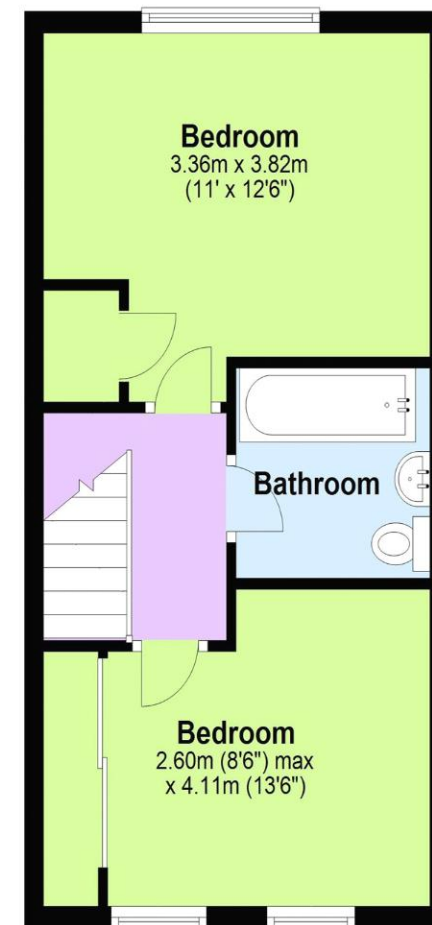
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The Property Ombudsman

Ground Floor



First Floor



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Plan produced using PlanUp.

LODDON PROPERTIES

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