



Spoonwood Close, Basingstoke, Hampshire, RG24 9GQ

Guide Price £360,000

LODDON PROPERTIES are proud to present to market this spacious, three bedroom town house in show home condition with NO ONWARD CHAIN! The ground floor consists of a grand entrance hall leading seamlessly to the spacious lounge/diner, fully equipped kitchen and cloakroom. Upstairs, the first floor of this property further benefits from a large landing, providing access to two good-sized bedrooms and a Jack and Jill, family bathroom. Occupying the whole of the top floor, you will find the generous master bedroom with fitted wardrobes a modern en-suite. Outside this property benefits from a private enclosed rear garden and allows for plenty of space for parking with two allocated spaces and a garage. This home is ideally situated in the Parish of Rooksdown, which is, within walking distance to North Hampshire Hospital, excellent local schools, childcare facilities and a range of amenities including shops, hairdressers and a costa coffee! close to the M3 and A339 for commuters and close to Basingstoke town centre which has great commuter links to London and Reading with regular train services. Call or team now to arrange viewing and avoid a disappointment. OPEN DAY - 17th AUGUST Tenure: Freehold EPC rating: C Council Tax Band: D





- NO ONWARD CHAIN
- SHOW HOME CONDITION
- MASTER WITH EN-SUITE
- ALLOCATED PARKING FOR TWO PLUS GARAGE
- PRIVATE ENCLOSED GARDEN
- 3 BEDROOM END TERRACE TOWN HOUSE
- FULLY FITTED KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- WALKING DISTANCE TO BASINGSTOKE NORTH HAMPSHIRE HOSPITAL

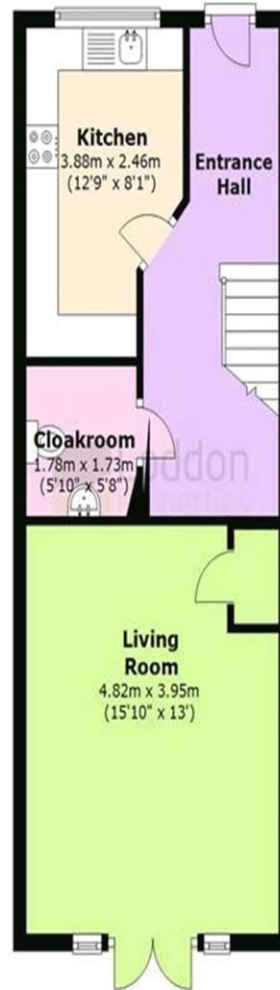


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



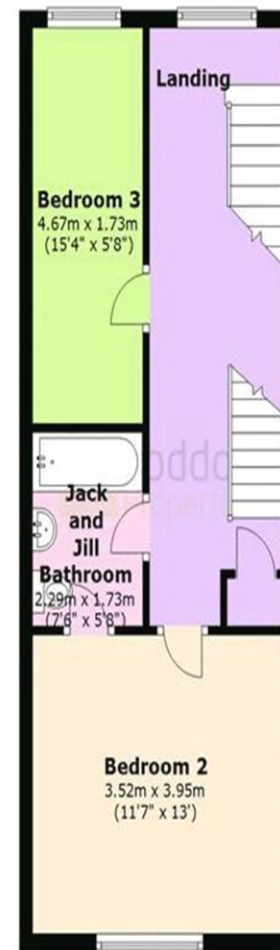
Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 116.9 sq. metres (1258.5 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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