



**Abbey Road, Basingstoke, Hampshire, RG24
9ER**

Guide Price £325,000

Loddon Properties is delighted to present this three bedroom, end of terrace property on Abbey Road. The ground floor accommodation comprises of a refurbished entrance hallway, which gives access to the cloakroom, kitchen, dining room and lounge. The dining room has double glazed patio doors leading to the fully enclosed garden. Upstairs, there are three double bedrooms, and a family bathroom. Externally to the front, the property boasts driveway parking in front of the new garage door and a garden to the side, to the rear of the property there is an enclosed garden, with a gate. Loddon Properties invites you to discover your perfect sanctuary in this delightful three-bedroom, end-of-terrace home, ideally located on Abbey Road. Whether you're a family looking to settle in a prime location or an investor seeking a promising opportunity, this gem has everything you need and more. The ground floor comprises of a refurbished entrance hallway, which gives access to a convenient cloakroom for guests, well-equipped kitchen ready for your culinary adventures, a cozy lounge area perfect for family gatherings. The spacious dining room with double glazed patio doors that open to your private, fully enclosed garden – ideal for summer barbecues and letting little ones play safely and a cozy lounge area perfect for family gatherings. Venture upstairs, where you'll find: Three good sized bedrooms with fitted wardrobes for your convenience and a modern family bathroom designed for relaxation and ease family bathroom. Externally to the front, the property boasts driveway parking in front of the new garage door and a front garden to the side, to the rear of the property there is an enclosed garden, with a gate. Additional benefits include gas central heating, double glazing. An early viewing of this ideal family home or investment opportunity is advised. Abbey Road is situated to the Northeast of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries and pubs abound. Basingstoke hospital is approximately 1 mile from the property. Ready to make Abbey Road your new address? Contact Loddon Properties today and take the first step towards your dream home! Open day Saturday 26th of April. Tenure:Freehold Council Tax:C EPC:D





- THREE BEDROOMS
- REFURBISHED HALLWAY
- CLOAKROOM
- SEPERATE DINING ROOM
- DUAL ASPECT LIVNG ROOM
- PRIVATE GARDEN
- GARAGE
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES



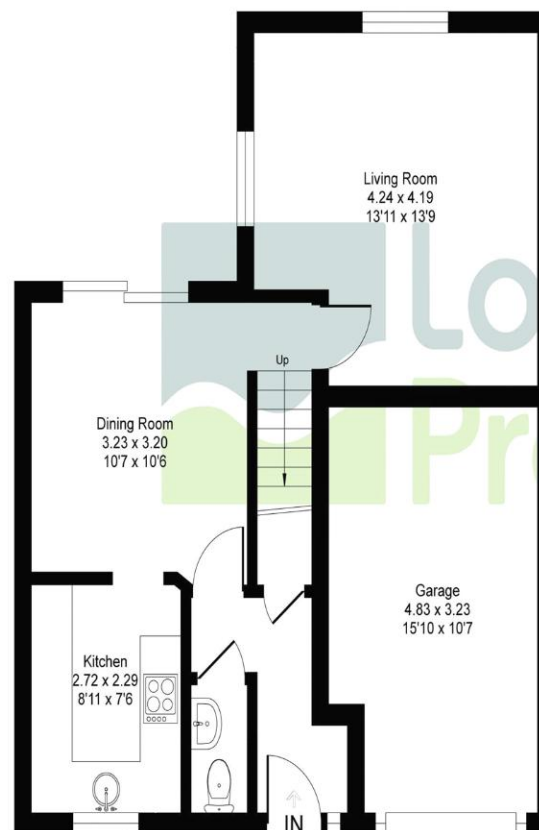
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



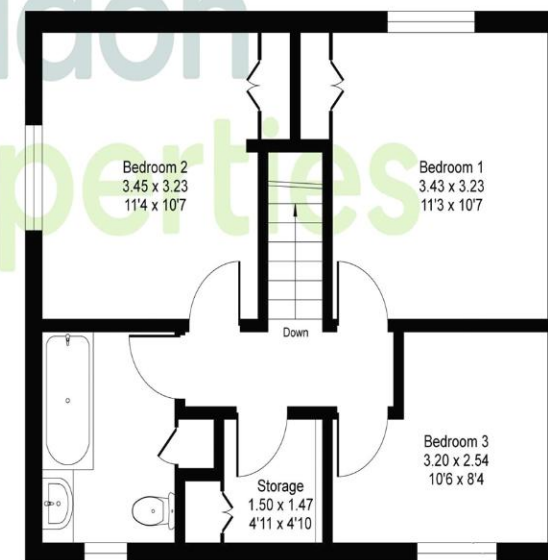
Abbey Road



Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
 Approximate Garage Internal Area = 14.3 sq m / 155 sq ft
 Approximate Total Internal Area = 103.2 sq m / 1112 sq ft



Ground Floor = 42.9 sqm / 462 sqft



First Floor = 45.9 sqm / 495 sqft

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LODDON PROPERTIES

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