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Britannia Drive, Beggarwood, Basingstoke

Guide price £400,000

BELVOIR!



Key Features

- > Modern enlarged family home in Beggarwood
- > 4 bedrooms
- > En-suite to main bedroom
- > Family bathroom
- > Kitchen/breakfast room
- > Lounge/dining room
- > Tenure: Freehold
- > EPC rating C
- > Garage and driveway parking for two cars



ACCOMMODATION

Boasting spacious accommodation over 3 floors. The ground floor comprises a modern fitted kitchen/breakfast room, WC and a bright and airy living room that leads to the garden. The first floor provides three bedrooms with an en-suite to the main bedroom and a family bathroom. The second floor has a superbly converted large bedroom with Velux windows to the front and rear.

OUTSIDE

The property is approached from the front via a footpath from the road adjoining an area of lawn which extends a short distance along the road, To the rear is an excellent sized rear garden which is mainly laid to lawn and there is a small patio terrace adjoining the property. There is also a gate to the driveway with parking for two cars and the attached garage.



LOCATION

The property is situated in the popular Beggarwood locality of the town with easy access to local shops, schools and green spaces. There is a large Sainsbury's superstore, Lidl and other large retail outlets a short distance away at Hatch Warren and road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The main line railway station is within 55 minutes walk and provides fast rail connections to London-Waterloo in approximately 45 minutes.

TENURE Freehold

LOCAL AUTHORITY Basingstoke and Deane Borough Council

COUNCIL TAX Band D

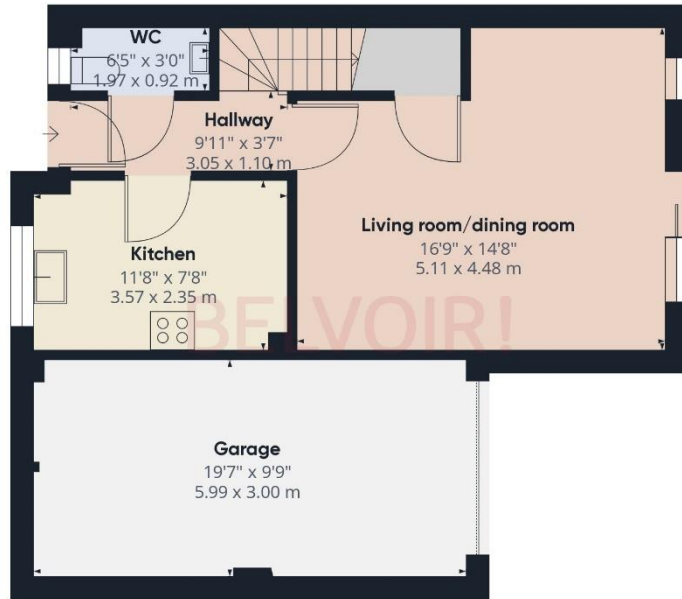
EPC



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



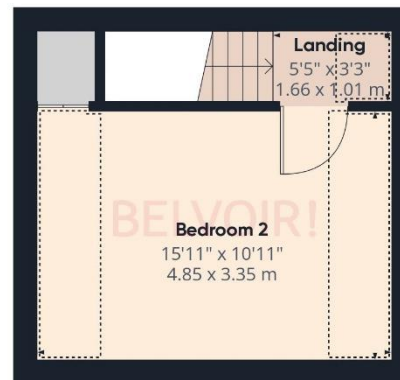




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1201.69 ft²
111.64 m²

Reduced headroom

68.51 ft²
6.36 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Contact us today to arrange a viewing...

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