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Flaxfield Court, Basingstoke

Guide price £275,000

**BELVOIR!**





## **PROPERTY**

The property has been well maintained over the years and presented to a high standard. The accommodation is arranged over two floors with a front entrance via a footpath and a rear entrance via a garden gate to the parking area.

## **ACCOMMODATION**

The ground floor has a hallway with stairs to the first floor and access to a kitchen and living room. From the living room, there is direct access to the rear garden. The first-floor has two bedrooms and a bathroom.

## **OUTSIDE**

The garden to the rear is a low-maintenance feature with a fenced surround and patio together with a shed to the rear boundary. A garden gate provides access to the parking area where there are two allocated spaces.

## **LOCATION**

Situated in Flaxfield Road, a prominent favoured character road in the town centre of Basingstoke, the property offers easy access to shops, facilities which are located nearby. These include Milestones Museum, the Leisure Park, Morrisons superstore and Basingstoke College of technology, all of which are within easy walking distance. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

**TENURE** - Freehold

**LOCAL AUTHORITY** - Basingstoke & Deane

**COUNCIL TAX** - Band C

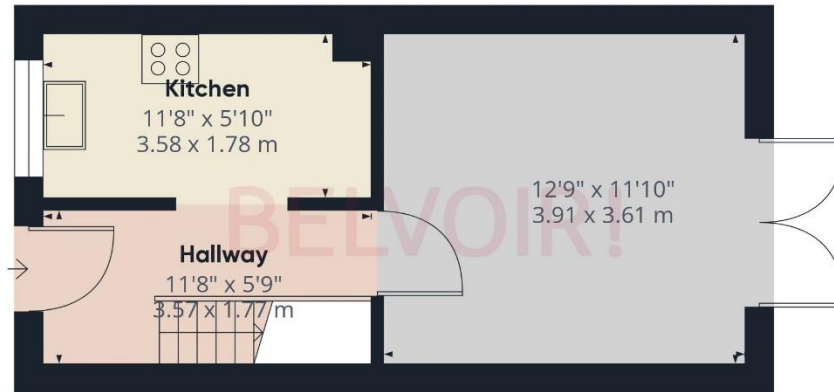
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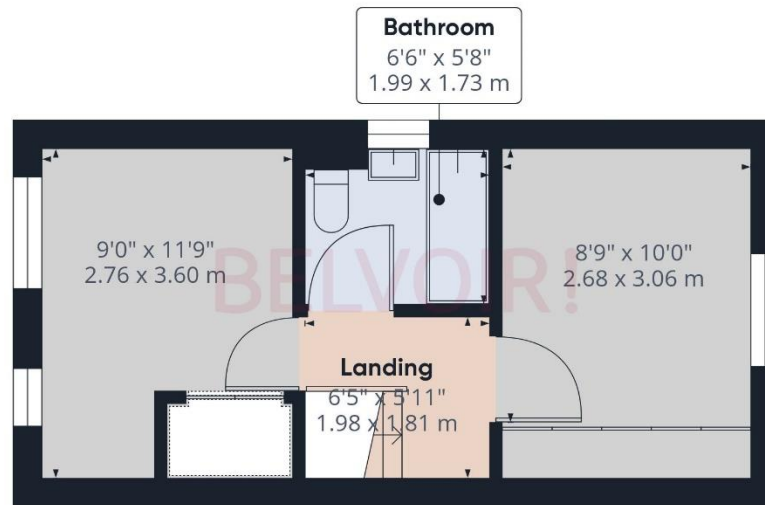


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

550.31 ft<sup>2</sup>

51.13 m<sup>2</sup>

(1) Excluding balconies and terraces

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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