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Neville Close, Basingstoke

Guide price £650,000

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Key Features

- > Detached family home
- > Prestigious Neville Close location
- > Three double bedrooms
- > Two main reception rooms
- > Family bathroom with separate first floor WC
- > En-suite to main bedroom
- > Tenure: Freehold
- > Potential for enlargement, subject to planning consent
- > EPC rating D



INTRODUCTION

A character detached family home in a prestigious cul-de-sac position close to the town centre, Queen Mary's College and also open countryside on the southern edge of the town, requiring modernisation, but set in a fabulous plot with space on all sides for potential enlargement, subject to planning consent.

PROPERTY

On entry to the property at the front, you proceed into a spacious entrance hall which serves the majority of the ground floor rooms. To the right of the hall is a triple aspect reception room with views over the gardens to the front, side and rear (via a patio door). The dining room is to the centre of the hallway with a rear garden aspect and the kitchen/breakfast room is off to the left-hand side of the hall and has a range of fitted wall and base units. A ground floor WC is at the front of the hall and to the side of the kitchen is a utility room, again with some wall and base units as well as access to the garden and integral garage. From the entrance hall, stairs rise to the first floor and lead to a spacious bright landing with aspect to the front. There are three excellent sized double bedrooms with an en-suite to the main bedroom, a family bathroom with separate WC.



OUTSIDE

The gardens and grounds of this property are a delightful feature with large areas of lawn together with a selection of mature fruit trees, shrub borders and a patio terrace. Due to the proximity of this property at the centre of its large plot, there could be potential for further enlargements on all sides, subject to the appropriate consents being obtained. There is a garage to the side with off road parking for several vehicles.

LOCATION

Neville close is a prestigious mature cul-de-sac, conveniently positioned close to the town centre, Queen Marys College, Cranbourne secondary school and St Johns Primary school. The town centre is accessible by foot in approximately 15 minutes and the mainline railway station in 20 minutes. The station provides fast links to London and the south coast, and the M3 motorway at Junction 6 also links to London.

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band: F

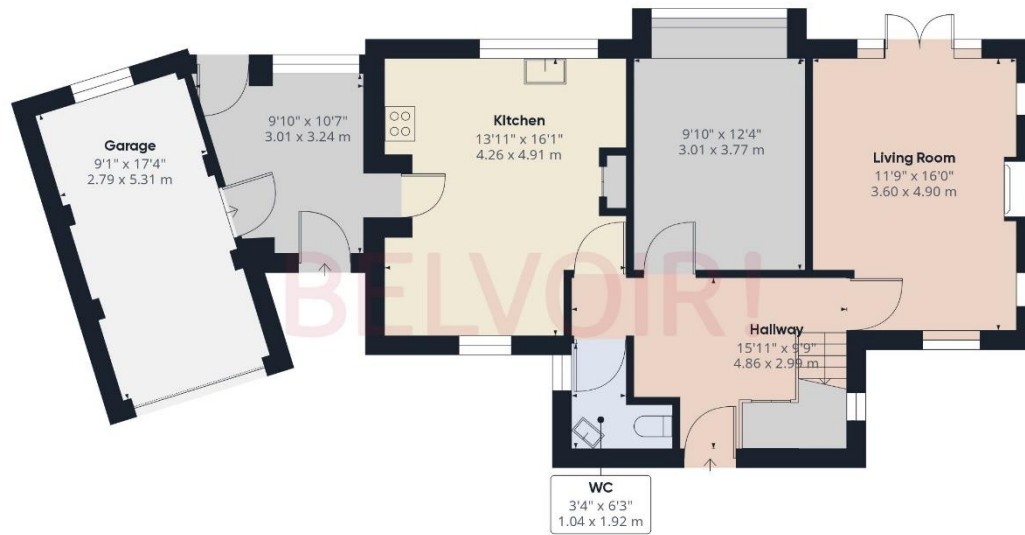
TENURE Freehold

EPC D

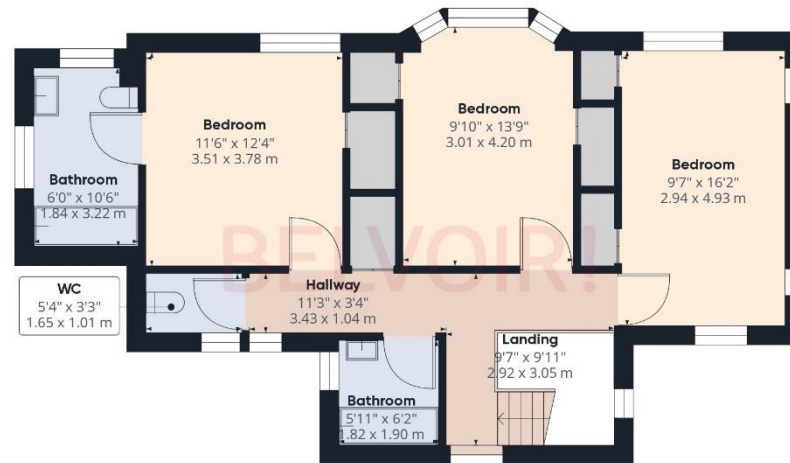
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1649.4 ft²
153.23 m²

(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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