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Florence Way, Basingstoke

Guide price £335,000

BELVOIR!



PROPERTY

The property is situated in a cul-de-sac position close to bus routes and local shops including a Co-op convenience store just a few minutes away and a variety of other local facilities together with excellent proximity to the wider town.

ACCOMMODATION

Internally the property has been well maintained and has accommodation comprising an entrance hall, lounge, kitchen/breakfast room on the ground floor and three bedrooms with a bathroom on the first floor. The property also benefits from driveway parking for two cars as well as an excellent sized rear garden.

OUTSIDE

The garden to the rear is a great feature with a large area of lawn and patio together with rear access to the driveway parking.

LOCATION

The property is located in a quiet cul-de-sac just a short distance from local amenities on the northern edge of Basingstoke. The town centre is also readily accessible with the Festival Place shopping centre, mainline railway station and sports centre among the main features available within a couple of miles. Bus links to the station and shopping centre are within easy reach.

LOCAL AUTHORITY BASINGSTOKE & DEANE

COUNCIL TAX Tax band C

TENURE Freehold

EPC D



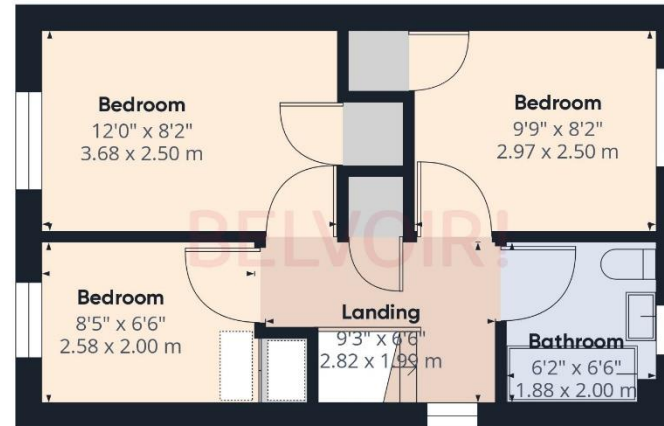


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Ground Floor



Floor 1

Approximate total area⁽¹⁾

703.72 ft²
65.38 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.

GIRAFFE360

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