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Borodin Close, Brighton Hill, Basingstoke

Guide price £325,000

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## PROPERTY

As you enter the property, you are greeted by a small hallway, which provides access to the large living room/diner. This excellent sized room has ample space for relaxation and entertainment with aspects to the front and rear. The kitchen is well-equipped, with plenty of storage and worktop space. The aspect to the garden is sunny and bright with a door to the rear garden from the kitchen. Upstairs, there are three bedrooms, all of which are well-proportioned. The family bathroom is also located on this floor.

## OUTSIDE

The property boasts a good-sized rear garden with patio and lawned area, which provides the perfect space for relaxation and outdoor activities. There is a garage to the rear with a door providing access from the garden and a parking space is available on the driveway. The front garden also has a lawn and selection of small trees.

**LOCAL AUTHORITY** Basingstoke & Deane

**COUNCIL TAX** Tax band C

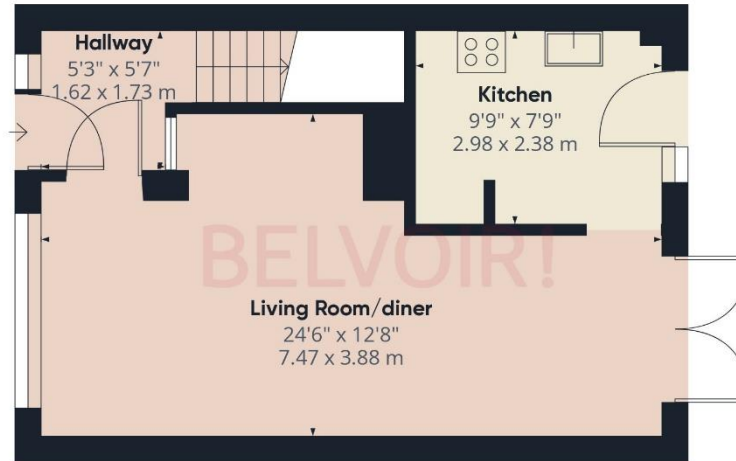
**TENURE** Freehold

**EPC** C

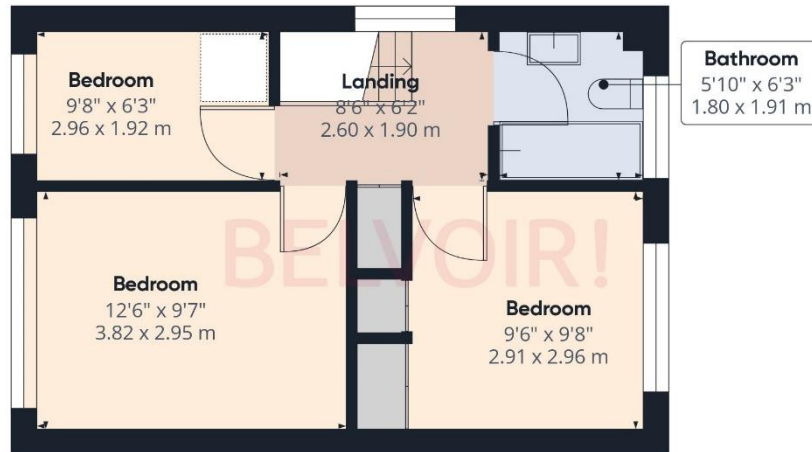


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor Building 1



Floor 1 Building 1

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

761.21 ft<sup>2</sup>

70.72 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.

GIRAFFE360

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