



3  2  1 

Frescade Crescent, Basingstoke

Guide price £360,000

BELVOIR!



Key Features

- > Enlarged end-terraced home
- > Close to town centre
- > Three good sized double bedrooms
- > Superb kitchen/breakfast room
- > Living/dining room
- > Family bathroom
- > Ground floor WC
- > Enclose garden
- > Off road parking
- > Tenure: Freehold
- > EPC rating TBC



PROPERTY

As you enter the property, you are greeted by a small porch, which provides access to the entrance hall. This spacious hallway provides access to all the ground floor rooms and is fitted with a desk under the stairs and be used as a home office. There is a door to a ground floor WC and a door to one end of the long kitchen/breakfast room. This is a wonderful feature of the property having been adapted from the original garage and running the full length of the property. The kitchen is fitted with a range of modern wall and base units, complementing worktops and quality appliances. There is a door towards the rear of the room into the living room/diner. Also from the kitchen is a door to the garden. The living/dining room is accessed from both the hall and kitchen and also has access to the garden. This excellent sized room has ample space for relaxation and entertainment.

Upstairs, there are three good sized double bedrooms, all of which are well-proportioned. The family bathroom is also located on this floor.



OUTSIDE

The property boasts a pleasant rear garden with raised decked terrace and lawned area, which provides the perfect space for relaxation and outdoor activities. Parking is available on the driveway and there is side access to the rear.

LOCATION

Situated close to the town centre the property offers easy access to the bars and restaurants as well as many additional retail amenities and services which are located nearby including 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.

LOCAL AUTHORITY Basingstoke & Deane

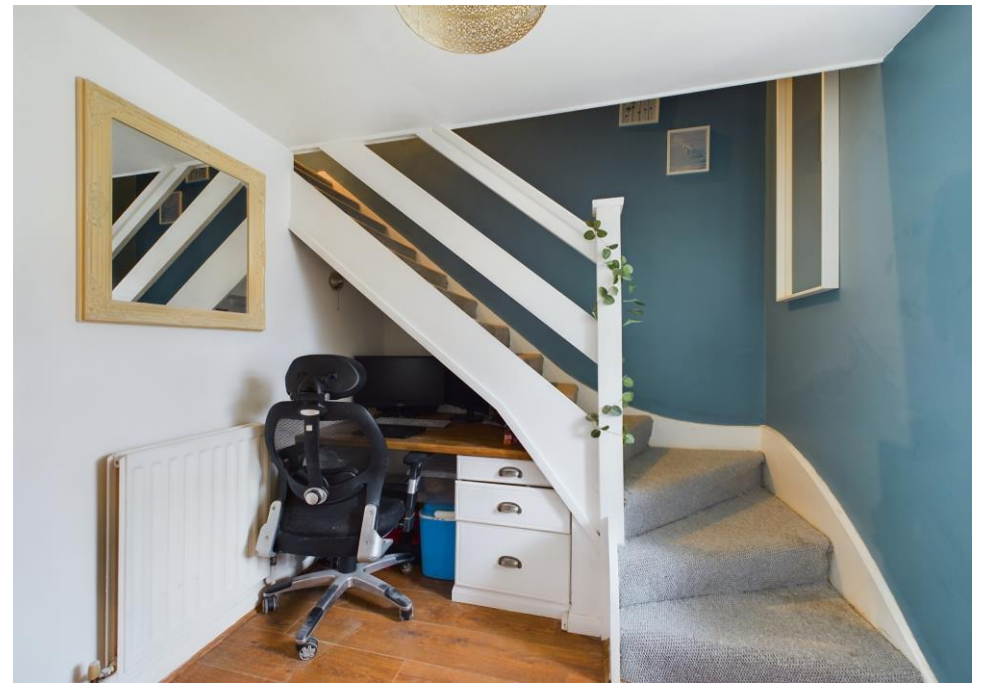
COUNCIL TAX Tax band C

TENURE Freehold

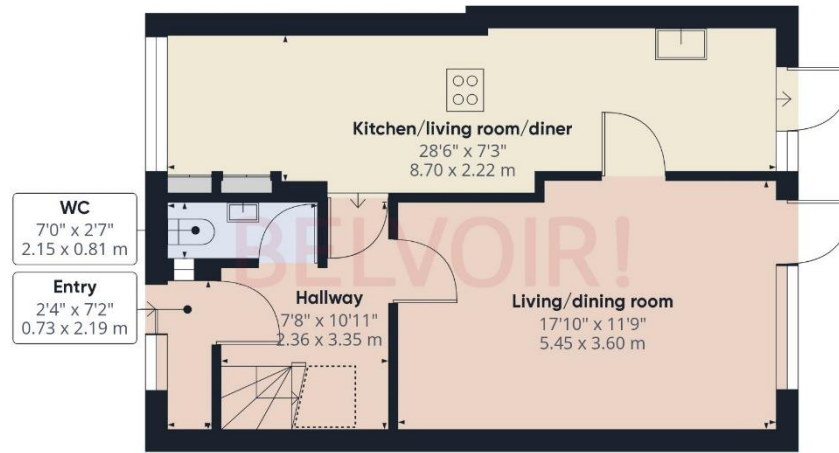
EPC

Data to be inserted here:

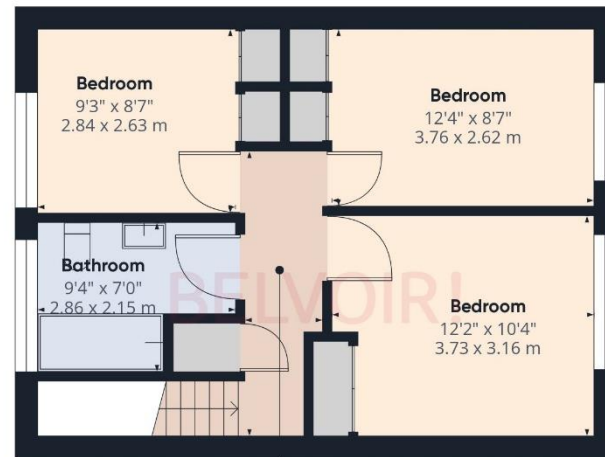








Ground Floor



Hallway
3'9" x 13'5"
1.14 x 4.10 m

Floor 1

Approximate total area⁽¹⁾

986.43 ft²
91.64 m²

Reduced headroom

10.1 ft²
0.94 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.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800