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Farmington Way, Basingstoke

Guide price £325,000

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PROPERTY:

On entry to the house at the front, you proceed into the main reception room of the property with a front aspect and stairs to the first floor. There is a good-sized kitchen/diner with patio door leading to the landscaped rear garden. A WC completes the ground floor accommodation. Upstairs features a spacious landing area with two good sized bedrooms with an ensuite to the main bedroom and a family bathroom.

Outside the property you have a driveway parking for 2 cars and a side access passageway leading to the private garden.

LOCATION:

On the western edge of Basingstoke with easy access to Junction 7 of the M3, providing the perfect location for the London Commute and weekends in the Westcountry. The Longacre Development began in 2017 and was recently completed, with a short walk to local shops, doctors surgery, pub and the popular Beggarwood park with its own cafe.

SERVICE CHARGE: £350 per annum.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Basingstoke and Deane

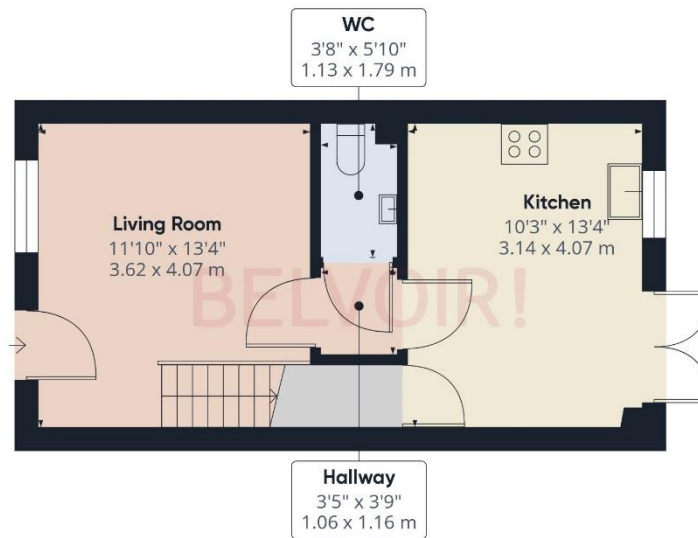
TENURE: Freehold

EPC:

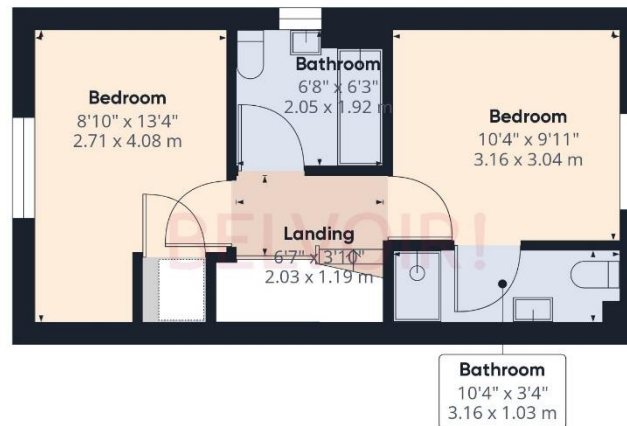
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾
658.87 ft²
61.21 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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www.belvoir.co.uk/offices/basingstoke

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01256 830800