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Brambllys Drive, Basingstoke

Guide price £475,000

BELVOIR!



Key Features

- > Character semi-detached home
- > Town centre location
- > Three bedrooms
- > Sitting room
- > Dining room
- > Kitchen/breakfast room
- > Ground floor shower room and first floor bathroom
- > Off road parking on driveway
- > Front and rear gardens
- > Gas central heating
- > Tenure: Freehold
- > EPC rating C



PROPERTY

A characterful and well-presented semi-detached home with an extended ground floor footprint, excellent garden, driveway and three bedrooms, situated just a few moments from town centre in Bramblys Drive and with no forward chain.

ACCOMMODATION

On entry to the property at the front, you proceed into a hall which provides access to all the ground floor rooms. There are two main reception rooms which comprise the living room with garden aspect to the front and dining room with garden aspect to the rear. The kitchen/breakfast room is also to the rear with a range of fitted wall and base units, complementing worktops and modern appliances. A door provides access outside to the garden. A shower room with WC completes the accommodation on the ground floor.

The first floor has three bedrooms of which two are good sized double bedrooms and there is family bathroom serving these bedrooms.



OUTSIDE

The gardens to the front are designed for low-maintenance with a pathway from the driveway providing access to the main entrance. There is off road parking for a couple of vehicles to the front. The rear garden is exceptional with a large area of lawn and decked terrace.

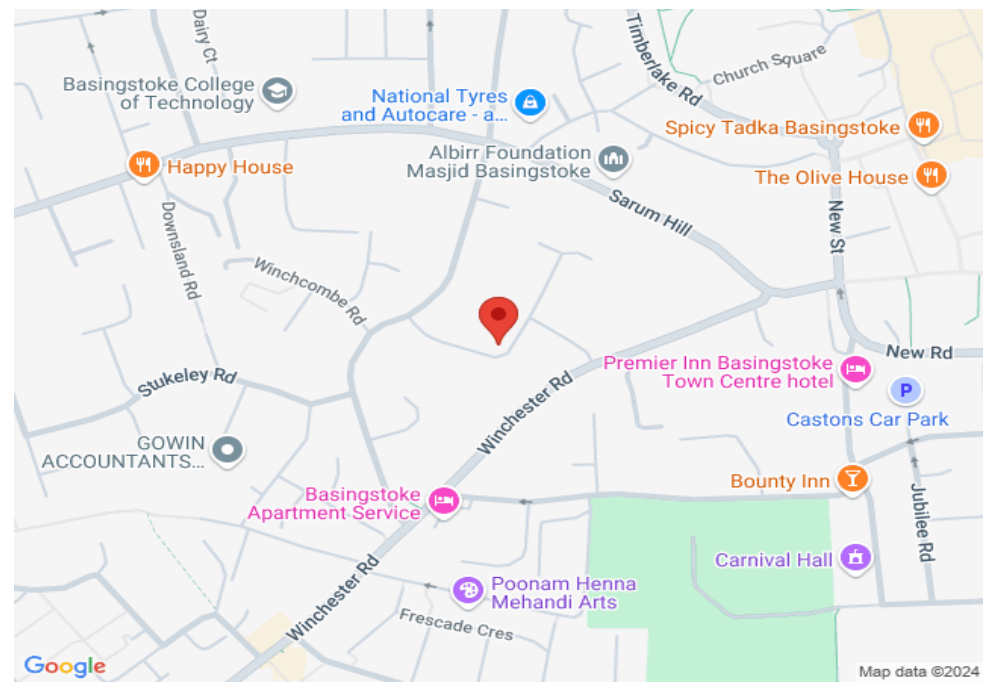
LOCATION

Situated in Brambllys Drive on the periphery of the town centre of Basingstoke, the property offers easy access to shops, facilities which are located nearby. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The main line railway station is within 5 minutes' walk and provides fast rail connections to London-Waterloo in approximately 45 minutes.

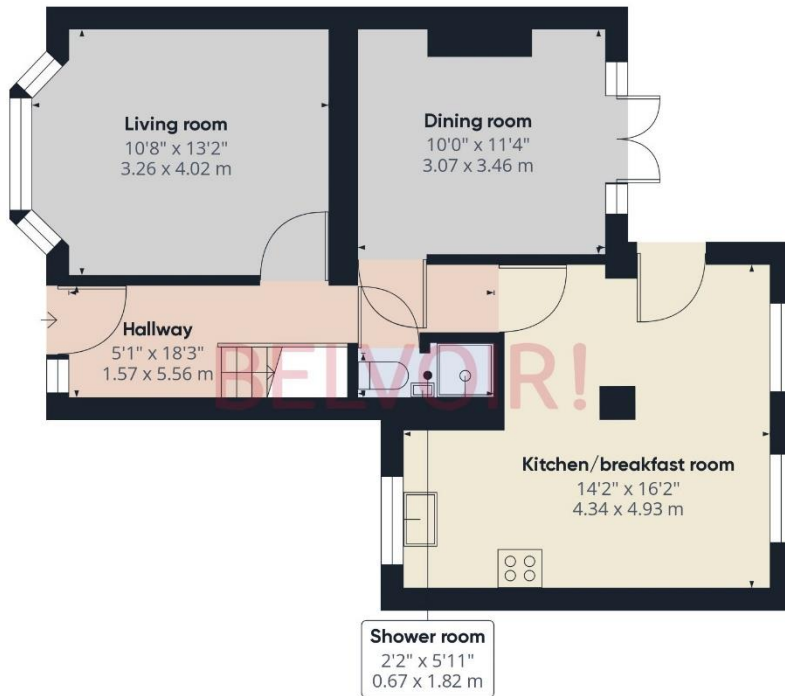
LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band D

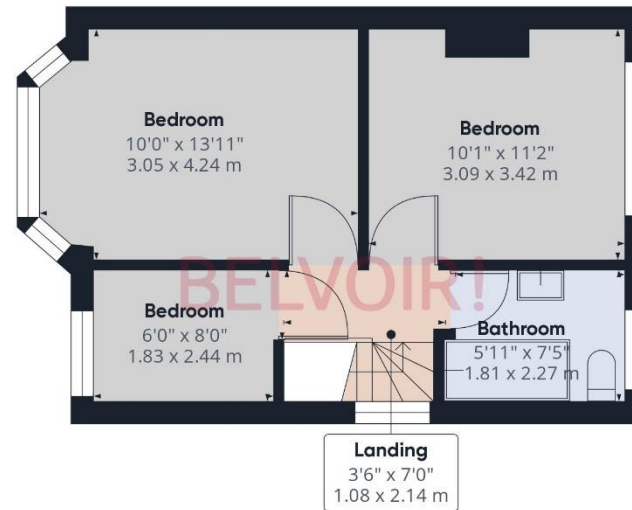
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

910.64 ft²
84.6 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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