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Duddon Way, Riverdene, Basingstoke

Offers in excess of £300,000

BELVOIR!



PROPERTY:

The opportunity exists to acquire this well-presented family home in a quiet cul-de-sac in Riverdene, just a short walk to local amenities, shops and services, yet also readily accessible to Basingstoke town centre and the railway station. The overall accommodation is arranged across two floors, comprising three good sized double bedrooms, an ensuite bathroom, a large lounge/diner and a modern fitted kitchen amongst its many features.

On entry to the property at the front, you proceed into a porch and then hallway, which provides access to the kitchen. The hallway then leads on to an open plan living/dining room which is a great feature with a rear aspect to the garden, access to the WC and also the utility room.

Upstairs, all first floor bedrooms are of good proportions, featuring built in wardrobes and an en-suite to the main bedroom, with a family bathroom completing the accommodation.

Outside, you will find a pleasant and low maintenance back garden, with access from the rear via a gate. To the front of the property, there is driveway parking for 2 cars, in addition to an integral garage.

LOCATION:

Situated in Riverdene, the property offers easy access to the town centre and the railway station, Basingstoke Hospital, schools and Festival Place shopping centre. The mainline station has fast rail links to London (around 50 minutes) and Southampton (around 30 minutes). The M3 motorway links to London and the coast at junction 6, within a 5 minute drive.

LOCAL AUTHORITY: Basingstoke & Deane

COUNCIL TAX: Band C





TENURE: Leasehold: 939 Years remaining

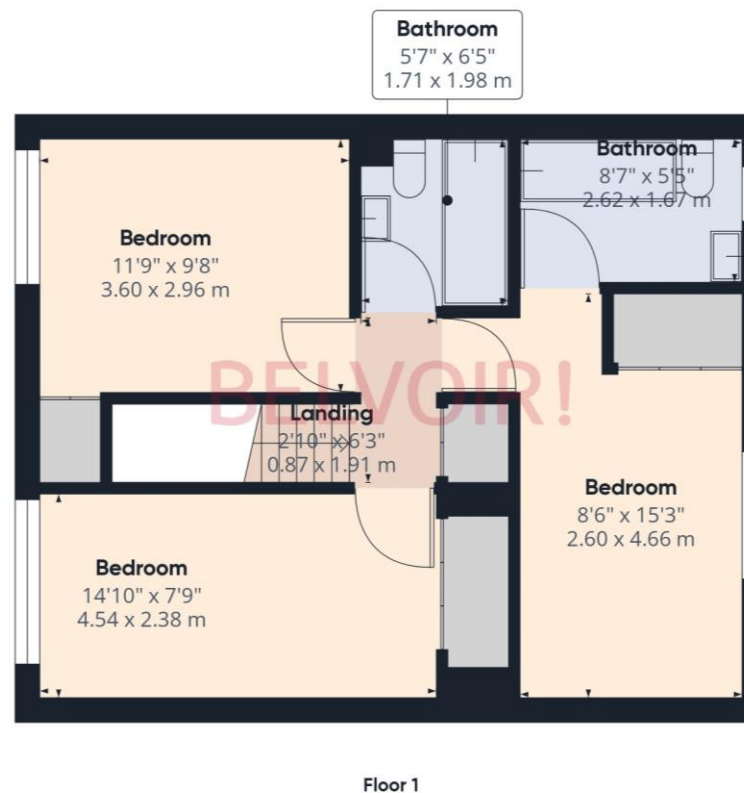
GROUND RENT: £10.50

SERVICE CHARGE: Approximately £450 per annum

EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Approximate total area[†]

1032.8 ft²

95.95 m²

Reduced headroom

19.48 ft²

1.81 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Contact us today to arrange a viewing...

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