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Abbey Road, Basingstoke

Guide Price £320,000

**BELVOIR!**



## Key Features

- > Terraced house in Popley
- > Three good sized bedrooms
- > Kitchen / dining room
- > Ground floor WC
- > Driveway parking
- > Garage
- > Paved rear garden



## ACCOMMODATION

The opportunity exists to acquire this well-presented family home with garage in a quiet cul-de-sac in Popley with just a short walk to a local shops and facilities. The overall accommodation has three good sized bedrooms on the first floor, a large lounge/family room, lovely kitchen/breakfast room, WC as well as a first-floor bathroom.

On entry to the property at the front, you proceed into a hallway which has a ground floor WC and provides access to the modern fitted kitchen/breakfast room. The kitchen serves as the focal point of the home, seamlessly connecting to the dining area and offering additional access to the rear living space. It is equipped with an array of wall and base units, provides space for appliances, and benefits from a front-facing aspect. The lounge/family room is a great feature having been tastefully presented by the current owner and with a garden aspect to the rear, creating a welcoming space for sociable family living with direct access to the garden. The three first-floor





bedrooms are of good proportions with a spacious landing and a modern family bathroom.

## OUTSIDE

The gardens are a laid to paving at the rear with plenty of space for summer dining. There is also a garage from the front driveway and the driveway provides off-road parking.

## LOCATION

Situated in Popley, the property offers easy access to Chineham Business Park, Lidl, The Range, Dunelm as well as Basingstoke Hospital, schools and further local amenities. It also offers easy access to the A33 towards Reading and there is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre. The M3 motorway is within 5 minutes drive and provides access to London (one hour to the outskirts) and the south coast (one hour). The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

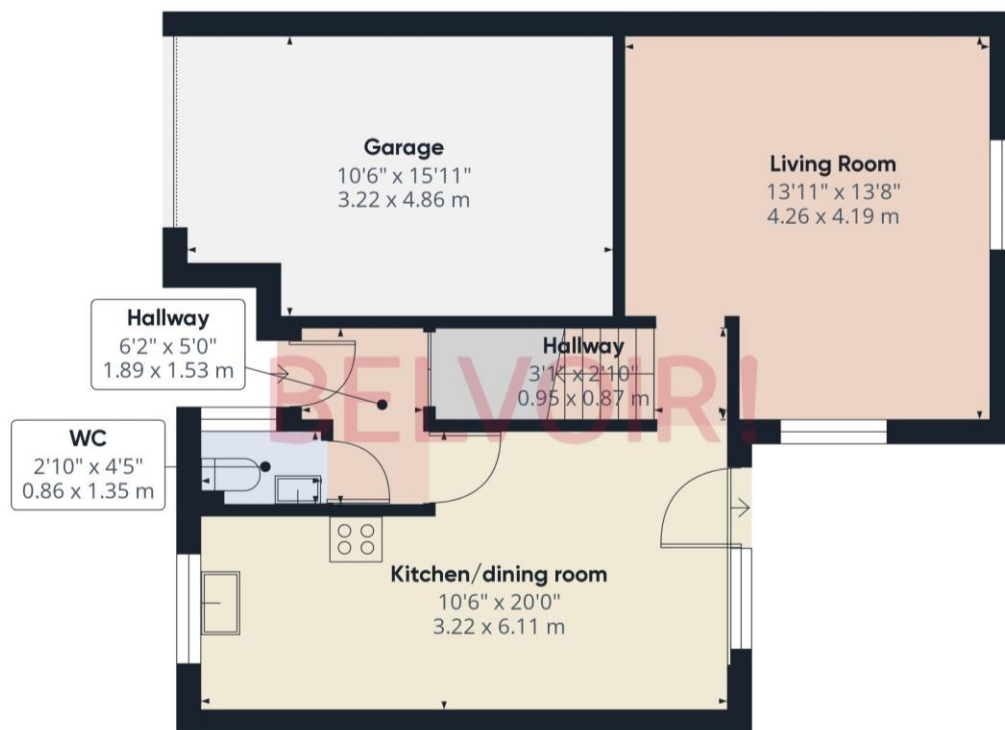
**LOCAL AUTHORITY** Basingstoke & Deane

**TENURE** Freehold

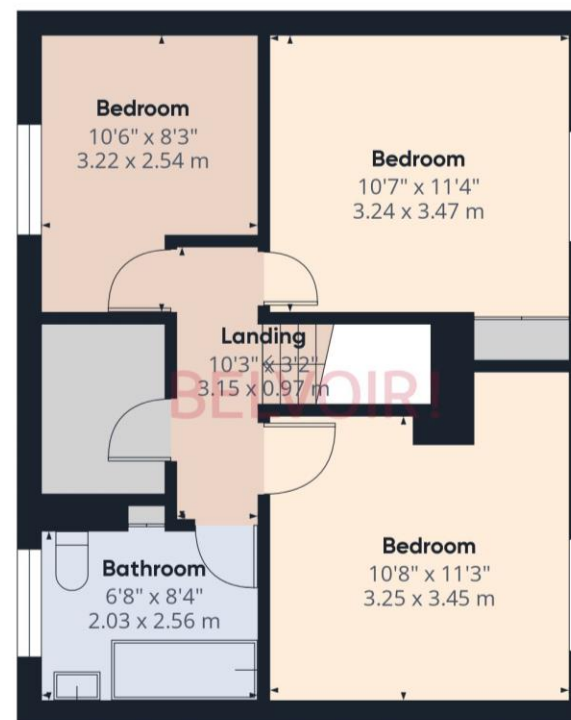
**COUNCIL TAX BAND** C

**EPC** D

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



Ground Floor



Floor 1

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

1059.49 ft<sup>2</sup>

98.43 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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