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Grainger Close, Brighton Hill, Basingstoke

Offers in excess of £300,000

BELVOIR!



INTRODUCTION

Offered with no forward chain: an enlarged terraced family home situated in a quiet cul-de-sac in Brighton Hill, close to local amenities and services. The accommodation comprises three bedrooms, an enlarged ground floor layout as well as having a front & rear garden and garage.

ACCOMMODATION

As you enter the property, you are greeted by a small hallway, which provides access to the large living room/diner. This excellent sized room has ample space for relaxation and entertainment with aspects to the front and rear. The kitchen is well-equipped, with plenty of storage and worktop space. The aspect to the garden is sunny and bright with a door to the rear garden from the kitchen. Upstairs, there are three bedrooms, all of which are well-proportioned. The family bathroom is also located on this floor.



OUTSIDE

The property boasts a good-sized rear garden with patio and lawned area, which provides the perfect space for relaxation and outdoor activities. There is a garage to the rear with a door providing access from the garden and a parking space is available on the driveway. The front garden also has a lawn and selection of small trees.

LOCATION

Brighton Hill remains a very popular and convenient location for access to local facilities as well as the wider town. With top schools like Brighton Hill Community School and Chalk Ridge Primary nearby, it's a hit with families. For shopping, a large Asda, retail park, and local eateries are on your doorstep. For downtime, explore parks, the Leisure Park's activities, or head into Basingstoke town centre, just three miles away. Commuters will



love the M3 access and a train station whisking you to London Waterloo in 45 minutes. Brighton Hill offers a vibrant lifestyle with unbeatable connections; perfect for families, professionals, and investors alike.

TENURE: Freehold

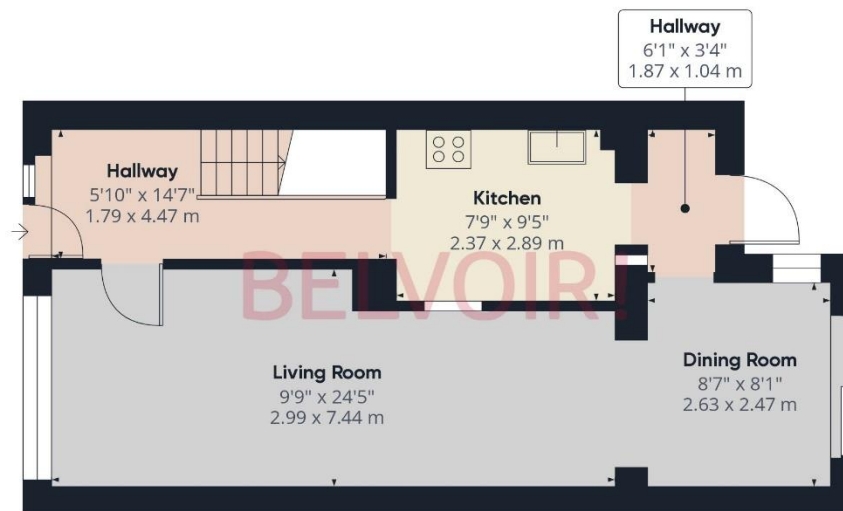
LOCAL AUTHORITY: Basingstoke & Deane

COUNCIL TAX BAND: C

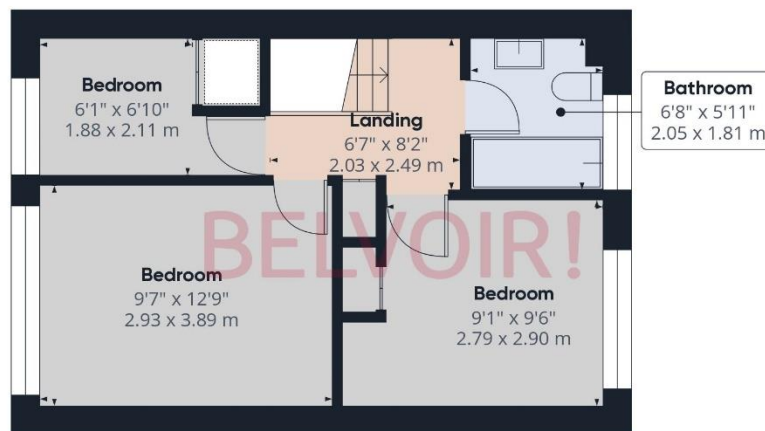
EPC: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

967.04 ft²
89.84 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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www.belvoir.co.uk/offices/basingstoke

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