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Lune Close, Basingstoke

Guide price £300,000

BELVOIR!



INTRODUCTION

Offered with no onward chain, this well-presented family home is situated in a quiet cul-de-sac within the sought-after Riverdene area, just a short walk from town centre, local schools and the mainline railway station. This property is arranged over two floors. The ground floor comprises a modern fitted kitchen, a spacious lounge and separate dining room. Upstairs features four bedrooms; three generously sized doubles and one single, with a family bathroom completing the internal accommodation.

ACCOMMODATION

On entry to the property, you step into a hallway that provides access to a modern kitchen with a range of wall and base units, and space for appliances. The hallway also leads to two separate reception rooms: a comfortable lounge with patio doors opening directly to the rear garden, and a formal dining room.

Upstairs, all four bedrooms are well-proportioned, with built-in wardrobes to the main bedroom. The first floor is completed by a family bathroom.

OUTSIDE

The property boasts a low maintenance rear garden with patio and lawned area, providing the perfect space for relaxation and outdoor activities. Rear access to the garden is provided via a gate.

LOCATION

Situated in the desirable Riverdene area, the property is within walking distance of Basingstoke town centre and the mainline railway station, with easy access to local schools and the Basingstoke Hospital. The station offers fast rail services to London (approximately 50 minutes) and Southampton (around 30 minutes). The nearby M3 motorway (Junction 6) provides direct routes to London and the coast, just a 5-minute drive away.





TENURE Freehold

SERVICE CHARGE Approximately £480 per annum

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX BAND C

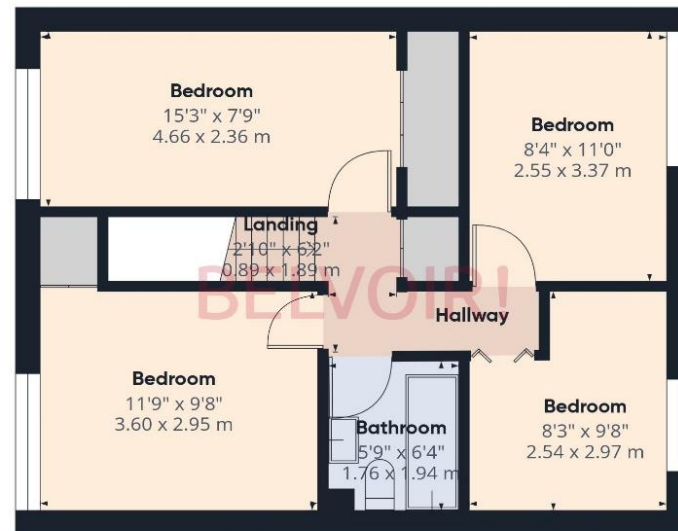
EPC RATING F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1028 ft²
95.5 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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