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Wagner Close, Brighton Hill, Basingstoke

Offers over £325,000

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Key Features

- > Extended Front and Rear
- > Open Plan Kitchen Dinner
- > Westerly Facing Garden
 - > Separate Study
 - > 3 Double Bedrooms
 - > 4 Piece Suite bathroom
 - > Tenure: Freehold
 - > EPC rating TBC



This end-of-terrace property, located on Wagner Close in Brighton Hill, offers a practical and spacious layout. The house features three generously sized double bedrooms, providing ample space for your family or guests. The four-piece suite bathroom ensures convenience and comfort.

The ground floor boasts an open-plan kitchen, dining, and living area. Step through the patio doors to the garden, featuring artificial grass and a westerly-facing orientation, providing an inviting outdoor space as well as rear access to the garden.



Additional practical features include a downstairs WC, a porch, and a study situated at the front of the house as well as storage throughout the house for usual household appliances and attire. Unallocated parking bays available in the close.

Tenure: Freehold

Council: Basingstoke and Deane

Council Tax band: C

EPC: TBC



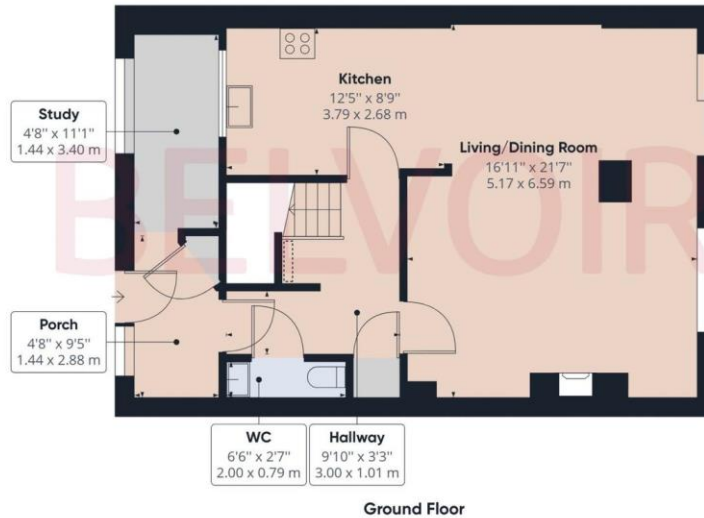
Viewings are by appointment only.

Call the office on 01256 811 220





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



Approximate total area⁽¹⁾

1069.64 ft²
99.37 m²

Reduced headroom

1.79 ft²
0.17 m²



(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Contact us today to arrange a viewing...

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