



3 Bedrooms

Semi-Detached House

Located in Vyne Park

Guide Price £450,000



basingstoke@collins-
residential.co.uk

www.collins-residential.co.uk

01256 224597



9 Cornice Road Vyne Park Basingstoke RG24 8BP



COLLINS RESIDENTIAL Presents this immaculate three bedroomed semi-detached home. Further benefits include a double aspect lounge, luxury bathroom/cloakroom/en suite and double aspect Kitchen dining room, landscaped rear garden and car port with driveway parking. Set in the sought-after location of Vyne park, viewing highly recommended.



9 Cornice Road

£450,000 Freehold

THREE BEDROOMS

SEMI DETACHED

DOUBLE ASPECT LOUNGE

KITCHEN DINING ROOM



CLOAKROOM

FAMILY BATHROOM

EN SUITE

LANDSCAPED REAR GARDEN







Ground Floor
Floor area 40.2 sq.m. (433 sq.ft.)



First Floor
Floor area 40.1 sq.m. (432 sq.ft.)

Total floor area: 80.4 sq.m. (865 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Council Tax Band : D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		

12 New Street

Basingstoke, RG21 7DE

basingstoke@collins-
residential.co.uk

www.collins-residential.co.uk

01256 224597