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**FOR SALE**

**Town Centre**

**3 Bedrooms, 3 Bathroom, Semi-Detached House**

**Offers in Excess Of £450,000**







Town Centre

Offers in Excess Of £450,000

- Three Double Bedrooms
- Two En-Suites Shower Rooms
- Town Centre Location
- Open Plan Living Area
- Kitchen with Appliances
- Enclosed Garden
- Allocated & Visitors Parking

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A beautifully presented three bedroom family home, located in a private cul-de-sac, and only a short distance from Basingstoke town centre and train station.

Comprising three double bedrooms, two en-suite shower rooms and a family bathroom, open plan living area, kitchen with appliances, cloakroom, driveway parking and an enclosed garden.

Viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Stairs to the first floor, radiator, downlights, wood flooring, storage cupboard, and smoke alarm.

CLOAKROOM Front aspect double glazed window, concealed cistem and pedestal wash hand basin with tiled splash back. There is a radiator and ceramic floor tiling.

KITCHEN 11' 10" x 8' 2" (3.61m x 2.49m) Front aspect double-glazed window. There is a stainless-steel sink unit with a single drainer with a single cupboard under, a further range of matching cupboards and drawers. There is a built-in Zanussi double electric oven, built-in Zanussi gas hob with extractor over, integrated Zanussi dishwasher, built-in Zanussi Fridge/Freezer, built-in Zanussi fridge/freezer. There is a fitted breakfast bar.

LIVING/DINING ROOM 15' 5" x 15' 1" (4.7m x 4.6m) Rear aspect double glazed window and matching French Windows to garden. Wood flooring, under-stairs storage cupboard and fitted storage units.



FIRST FLOOR LANDING Radiator, smoke detector, down-lights, thermostat control, and storage cupboard with shelving.

BEDROOM2 11' 6" x 9' 0" (3.51m x 2.74m) Rear aspect double glazed window, full width fitted wardrobes and radiator.

ENSUITE SHOWER ROOM Side aspect double glazed window, shower cubide with rain head shower and handheld shower, pedestal wash hand basin, and low-level W.C. There is a shaver point, chrome towel radiator, half-tiled walls and extractor fan.

BEDROOM3 13' 5" x 8' 10" (4.09m x 2.69m) Front aspect double glazed window, full width fitted wardrobes and further range of fitted wardrobes, cupboards and a radiator.

BATHROOM Panelled enclosed bath with mixer taps, vanity sink unit, and low-level W.C. There are tiled walls, chrome towel radiator, extractor fan and ceramic floor tiling

2ND FLOOR LANDING Side aspect double glazed window, downright, smoke alarm, and large walk-in storage cupboard with Megaflo hot water cylinder.

BEDROOM 1 15' 5" x 13' 5" (4.7m x 4.09m) Front aspect double glazed window, two sets of triple fitted wardrobes, fitted bedroom cupboard, and radiator.



ENSUITE SHOWER ROOM Rear aspect Velux style window, shower cubicle with rain head shower and handheld shower, pedestal wash hand basin, and low-level W.C. There is a shaver point, chrome towel radiator, half tiled walls and extractor fan

OUTSIDE

FRONT Allocated parking for One car, there are two visitor spaces for the 9 residents. Small front garden

REAR Full-width patio, with outside tap, a lawed area with timber shed and side access. The garden is enclosed.

MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: D  
Basingstoke and Deane  
EPC RATING: B  
Allocated Parking  
NO ONWARD CHAIN

