



THE PROPERTY EXPLORER



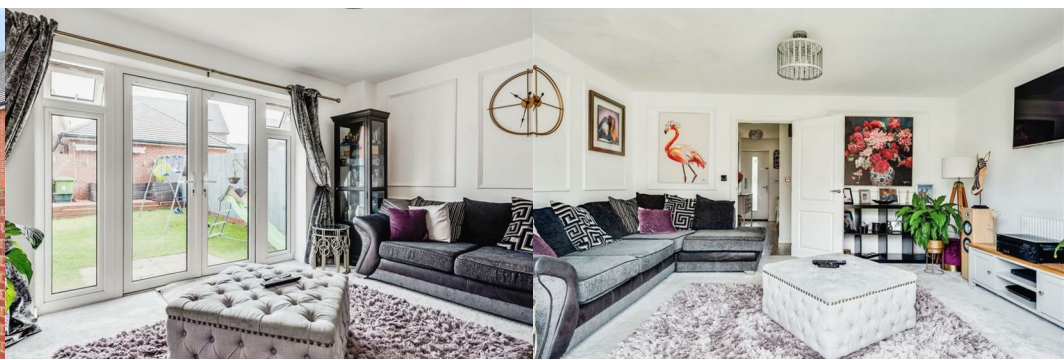
4 The Coach Road

Beggarwood, Basingstoke, RG23 7FY

Asking Price £400,000
Freehold



EXPLORER // Perfectly situated on a delightful no through road close to Green Space and excellent local amenities is this spacious and versatile 3 bedroom townhouse with garage and parking. Viewings highly recommended.



Beggarwood is a modern development that enjoys a wonderful family orientated setting, living here you can appreciate green space surroundings and become part of a vibrant local community. All amenities are within walking distance and include Doctors, Dentist, Pharmacy, Convenience store, Day Nursery, Holly Blue Public House / Restaurant, and Cafe. By road, the nearby M3 provides an excellent link to London and the South Coast. There is regular Bus services into Basingstoke Town Centre, and Basingstoke train station provides regular fast train services to London Waterloo in under an hour.

Money Laundering Regulations. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NB. The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Lounge 11' 7" max x 15' 5" max (3.53m max x 4.70m max)

Kitchen 10' 4" max x 8' 4" max (3.15m max x 2.54m max)

Bedroom Two 12' 9" max x 8' 5" max (3.89m max x 2.57m max)

Bedroom Three 12' 9" max x 8' 5" max (3.89m max x 2.57m max)

Bathroom

Bedroom One 21' 2" max x 15' 4" max (6.45m max x 4.67m max)

Ensuite

Outside

Rear Garden

Garage

Up and Over Door, Power and Light

Parking


Parking in front of garage

- 3 BEDROOMS
- GARAGE
- DRIVEWAY PARKING
- WALKING DISTANCE OF GREEN SPACE
- DOWNSTAIRS WC
- ENSUITE TO MAIN BEDROOM
- EPC - B
- TAX BAND - D
- CHAIN FREE
- CALL NOW TO BOOK A VIEWING

Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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