



## 36 Peggs Way, Basingstoke – RG24 9FX

£400,000 Freehold

3/4 BEDROOMS • EXCEPTIONAL THROUGHOUT • ENSUITE TO PRINCIPLE BEDROOM • ENSUITE TO GUEST BEDROOM • SOUTHERLY FACING REAR GARDEN • GARAGE & CAR-PORT • OFF ROAD DRIVEWAY PARKING FOR 3 CARS • CLOSE TO SCHOOLS

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## Viewing & Offer Process Disclaimer

Please note that the seller has requested a *Long-Stop Viewing Week* to ensure all interested buyers have a fair opportunity to view the property and submit offers. Viewings will therefore be conducted **up to and including Saturday, 22nd November** only. No further viewings will take place after this date. Prospective buyers are invited to submit their offer along with proof of funds, chain details, and any other relevant purchasing credentials during this period. All offers and buyer information will be reviewed carefully to help the seller identify the most suitable buyer. Thank you for your understanding and cooperation.

Council Tax band: E

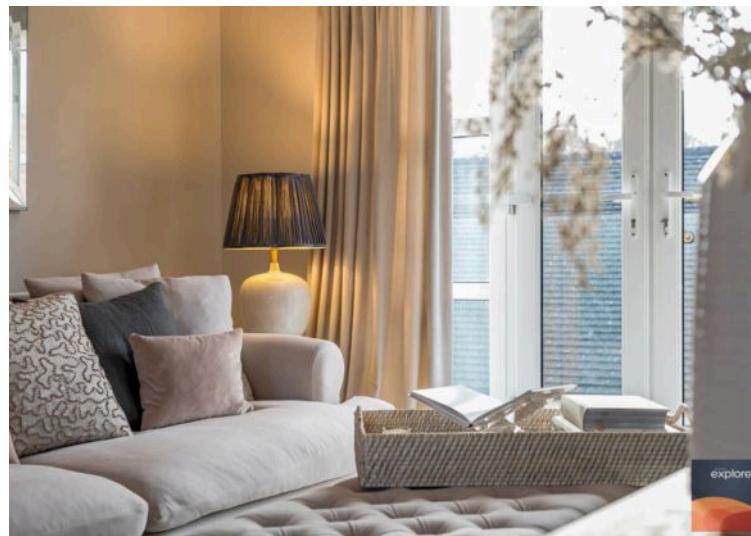
Tenure: Freehold

EPC Energy Efficiency Rating: C



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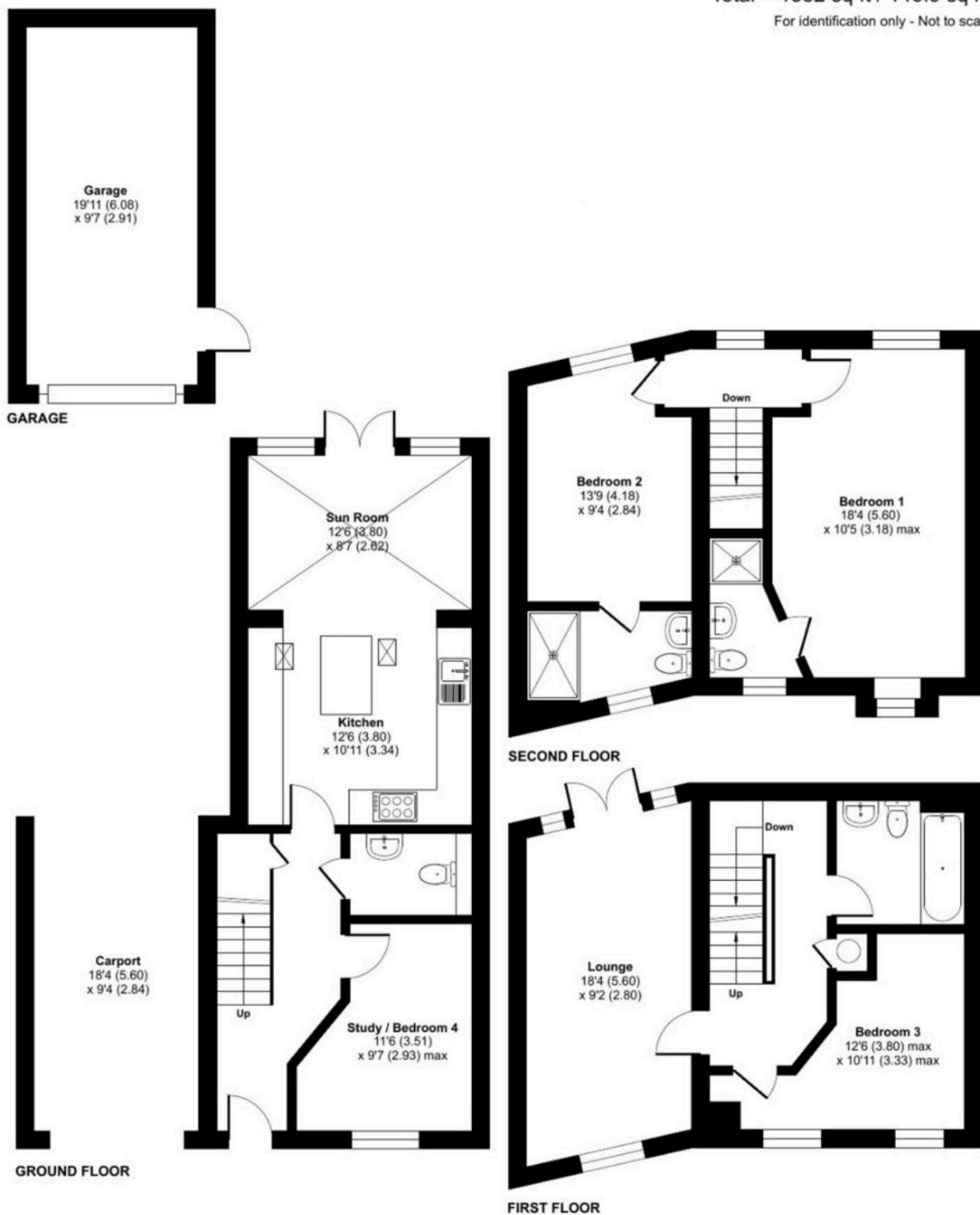
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Approximate Area = 1392 sq ft / 129.3 sq m (excludes carport)

Garage = 190 sq ft / 17.6 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.

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