



Brocas Drive, Basingstoke, RG21 5LT

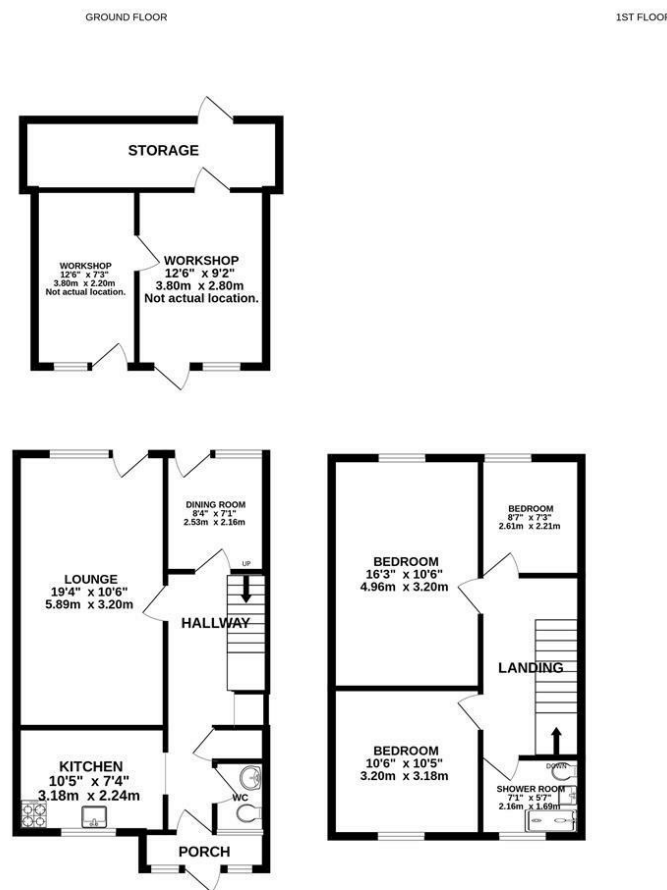
£250,000 Asking price - Freehold



\*\*\* CASH BUYERS ONLY \*\*\* Barons Estate Agents are delighted to offer this well presented end of terrace family home situated in the ever popular Oakridge. The accommodation is generous and set over two floors. The downstairs comprises; a Porch, an Entrance Hall, WC, ample storage, refitted kitchen, Living Room and Dining room. Upstairs provides 3 generous bedrooms and a family bathroom. Externally there is ample communal parking and an enclosed south face rear garden with a large workshop. Additional benefits include gas central heating and double glazing.

### Key Points and Features

- CASH BUYERS ONLY
- Two Reception Rooms
- Family Bathroom
- 3 Bedrooms
- Refitted Kitchen
- Private Enclosed Rear Garden
- End Of Terrace
- Spacious External Workshop
- Close to Town Centre



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



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		64	80
		EU Directive 2002/91/EC	

### Location

Brocas Drive is positioned within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band B

### Viewing Arrangements

By appointment with Barons Estate Agents.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.