



Poynings Crescent, Basingstoke, Basingstoke, RG21 3AZ

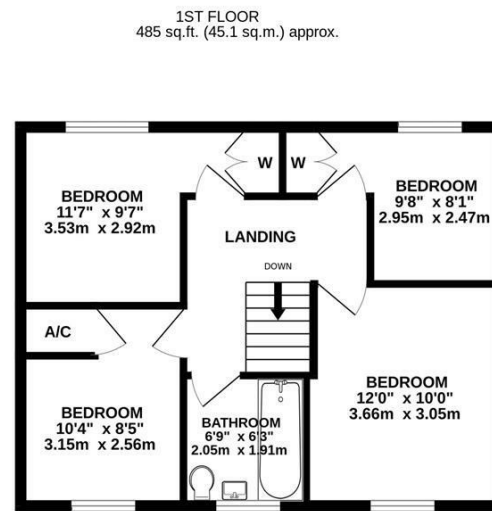
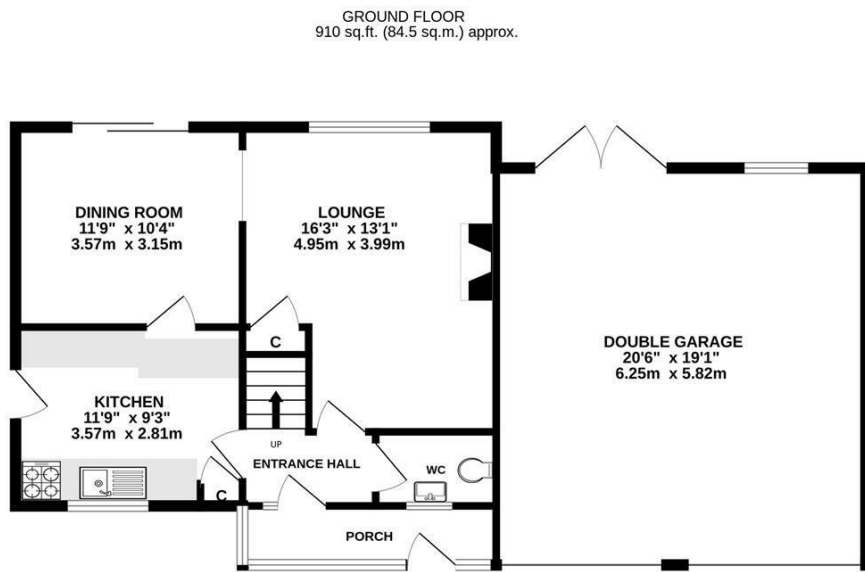
£500,000 Guide price - Freehold



Brought to the market for the first time in almost 50 years and with NO ONWARD CHAIN, Barons Estate Agents are delighted to present this 4 bedroom detached family home situated in an excellent location close to the town centre. The property does require some modernisation inside but offers all the features necessary to make it a perfect family home, along with the possibility to extend the property (subject to planning consent). The accommodation comprises of a porch and entrance hall leading into a kitchen, separate dining room with sliding doors to the garden, lounge and downstairs wc. Upstairs offers 4 good sized bedrooms and a family bathroom. Externally the property benefits from a larger than average rear enclosed garden, a double garage that's accessible from the front and back and ample driveway parking. With gas radiator heating, double glazing throughout and NO ONWARD CHAIN, viewings of this property are strongly advised by the vendor's sole agents.

Key Points and Features

- 4 Bedrooms
- Dining Room
- Driveway Parking
- Detached Family Home
- Rear Enclosed Garden
- Close to Town Centre
- Kitchen
- Double Garage
- NO ONWARD CHAIN



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(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	

Location

Poynings Crescent is situated within 1.5 miles 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 walking distance (1.5 miles) and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south, along with the A339 being close by provided access to Alton, Petersfield and further 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

Band E

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

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.