



Pheasant Close, Kempshott, Basingstoke, RG22 5QQ

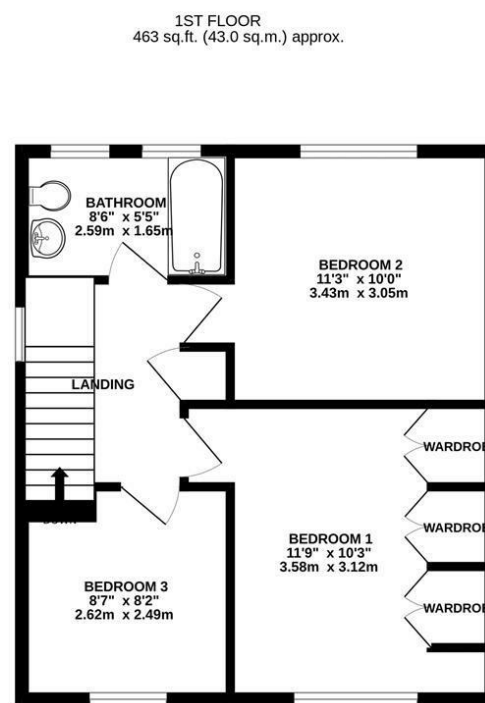
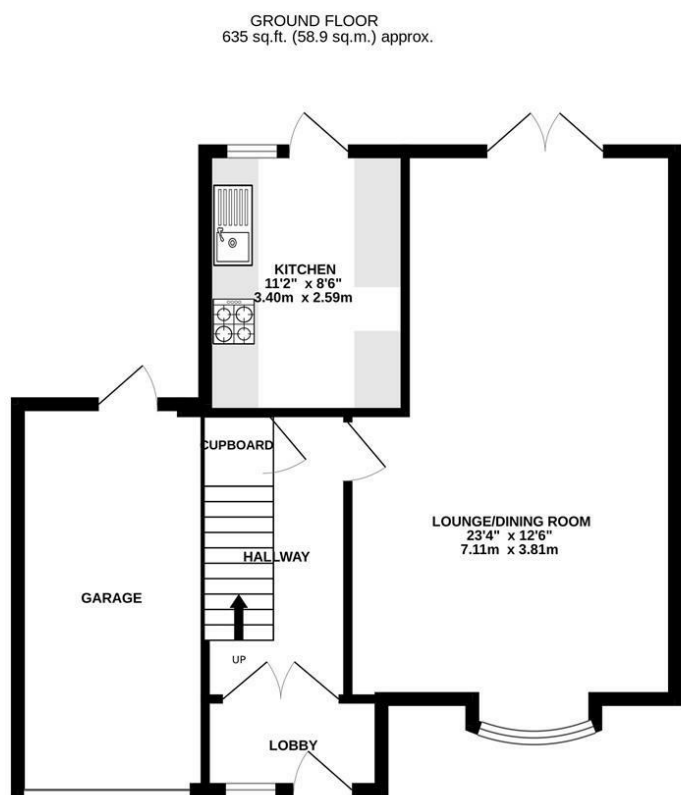
£425,000 - Freehold



Barons Estate Agents are pleased to bring to the market this link detached family home situated in the sort after birds development in Kempshott. The accommodation to the first floor comprises of 3 bedrooms and re fitted bathroom. The ground floor enjoys an entrance lobby leading to the hall, lounge dining room and kitchen. To the front of the property there is driveway parking, garage, lawned area and side access to the rear garden. The rear garden has a patio area, raised beds with maturing flowers and shrubs leading to a lawned area and decked area. The garden enjoys privacy and backs on to open farmland. No onward chain.

Key Points and Features

- No Onward Chain
- Lounge / Dining Room
- Radiator Heating
- 3 Bedrooms
- Kitchen
- Garage
- Bathroom
- Double Glazed
- Garden



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Pheasant Close is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Tax Band

Tax Band D

Viewing Arrangements

Strictly 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.