



Fairfields Court, Basingstoke, RG21 3ED

£520,000 - Freehold

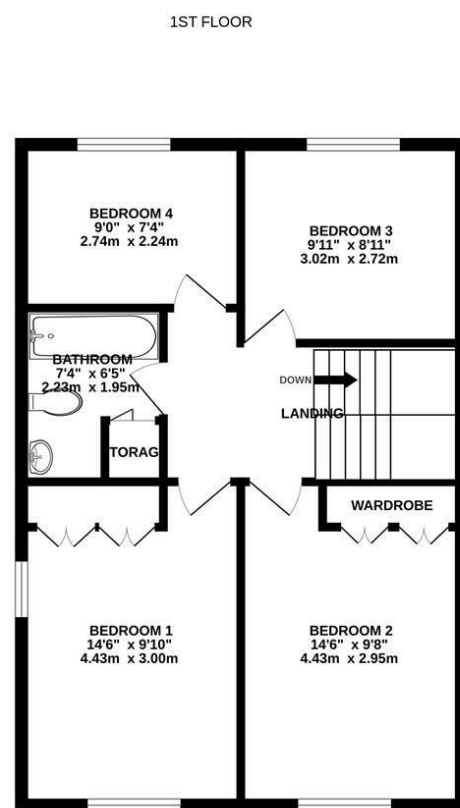
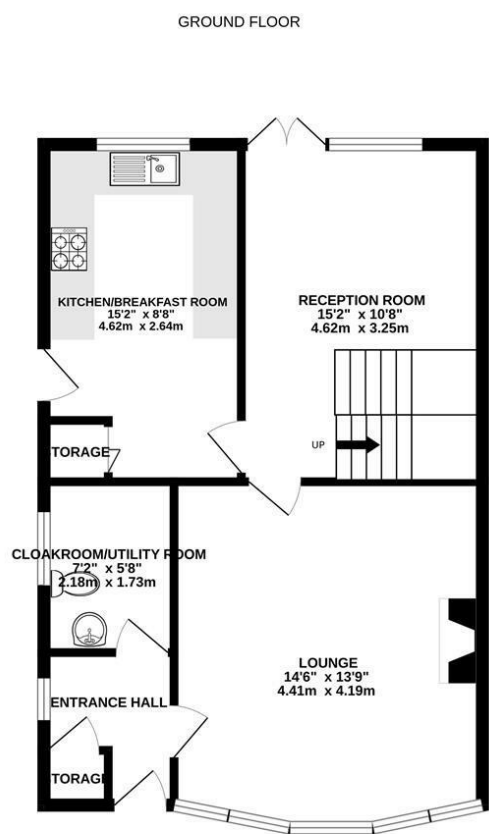




Barons Estate Agents are delighted to offer to the market this rarely available Georgian fronted 4 bedroom semi-detached family home, located within close proximity of the Town Centre. The ground floor accommodation is made up of an entrance hall, utility/cloakroom, living room with bay window, separate dining room and kitchen breakfast room. The first floor offers 4 well proportioned bedrooms as well as a family bathroom. Externally the property offers a front garden, private enclosed rear garden which is well stocked and maintained to a high standard. There is parking to the rear along with a garage. Early viewing of this family home is highly recommended.

### Key Points and Features

- 4 Bedrooms
- Bathroom
- Entrance Hall
- Cloakroom/Utility
- Lounge
- Dining Room
- Kitchen
- Garden
- Garage



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		84
(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

Fairfileds Court is located 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 E

### 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.