



Mercer Close, Basingstoke, RG22 6NZ

£495,000 Guide price - Freehold



Barons Estate Agents are delighted to present this 4/5 bedroom family home, situated in a cul de sac location. The property offers spacious, adaptable accommodation, and is offered to the market with NO ONWARD CHAIN. On the ground floor, the accommodation consists of a welcoming entrance hallway, a cloakroom, bedroom 5/family room, a spacious lounge/dining room, kitchen/breakfast room, utility and access to the garage. Upstairs there are four bedrooms of good proportions, and a four piece family bathroom. Externally, the property boasts driveway parking for 3/4 vehicles and an enclosed rear garden with a sunny aspect. Additional benefits include gas central heating, double glazing and extension potential (subject to planning permission and relevant building consents). An early viewing of this ideal family home is strongly recommended by the vendor's sole agent.

Key Points and Features

- Detached Family Home
- Four/Five Bedrooms
- Kitchen/Breakfast Room
- Garage & Driveway Parking
- Family Bathroom
- Utility & Cloakroom
- Enclosed Rear Garden
- One/Two Reception Rooms
- NO ONWARD CHAIN

Floor 0

Floor 1

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Approximate total area⁽¹⁾
1667.16 ft²
154.88 m²

Reduced headroom
5.73 ft²
0.53 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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

The property is situated in Mercer Close and gives you access to the Leisure Park which offers a swimming pool, multiplex cinema, ice rink and ten pin bowling, along with various eateries. The acclaimed shopping facilities of Festival Place are within a short drive, offering a wide range of shops, restaurants and a John Lewis store close by. Basingstoke main line railway is direct to London Waterloo along with easy access to junction 6 and 7 of the M3. The A33 offers links to Reading and the A339 to Newbury.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Tax Band

Band F

Viewing Arrangements

Viewings are by appointment via 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.