



Basingfield Close, Old Basing, Basingstoke, RG24 7BQ

£525,000 Guide price - Freehold



Barons Estate Agents are delighted to present this four bedroom detached property, situated in the ever popular village of Old Basing. The property has been renovated and modernised by the current owner, and is presented to the market in immaculate condition in our opinion. On the ground floor, the property features a welcoming entrance hallway, lounge, cloakroom, a modern, open plan kitchen/dining room, utility room and access to the integral garage. Upstairs there are four bedrooms, and a refitted family bathroom and ensuite. Externally, the property boasts an enclosed rear garden with a sunny aspect and driveway parking. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.



Key Points and Features

- Detached Family Home
- Lounge
- Integral Garage
- Four Bedrooms
- Modern Kitchen/Dining Room
- Enclosed Rear Garden
- Family Bathroom & Ensuite
- Utility & Cloakroom
- Gas Heating & Double Glazed



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

Basingfield Close is situated in the highly favoured village of Old Basing. The village benefits from local shops, schools, restaurants, and public houses. The village retains a wealth of character together with a church and the historic Basing House. Neighbouring Basingstoke offers superb travel facilities, including the M3, A30 access, and a mainline railway station giving access to London Waterloo in 45 minutes. More extensive shopping facilities are available in Festival Place, local retail parks and leisure facilities.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Band F

Viewing Arrangements

Strictly by appointment only 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.