



Heathfield, Loddon Vale, Basingstoke, RG22 4PA

£215,000 - Freehold



Barons Estate Agents are delighted to present this beautifully presented one bedroom house, situated in Loddon Vale. Internally on the ground floor, the property features an entrance hallway, a living room with doors to the garden and a modern kitchen which offers ample cupboard and worktop space, as well as an under stair cupboard. Upstairs there is a landing, family bathroom and a spacious master bedroom. Externally, the property boasts a spacious enclosed rear garden, with patio and offering a sunny aspect. Additional benefits include gas central heating, double glazing throughout and allocated parking. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

Key Points and Features

- One Bedroom Home
- Family Bathroom
- Gas Heating & Double Glazed
- Modern Kitchen
- Double Bedroom
- Allocated Parking
- Living Room
- Enclosed Rear Garden



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

Heathfield is situated on the west side of Basingstoke giving access to local schools, shops, retail parks and several sporting facilities including Down Grange, Basingstoke Golf Club and Basingstoke Leisure Park. The M3 Motorway and Basingstoke Railway Station are both situated within a couple of miles of the property, offering good access to London, the South and South West, making it ideal for the first time buyer, young family or investor.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band B.

Viewing Arrangements

Viewings are to be arranged 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.