



Cliddesden Road, Basingstoke, RG21 3ER

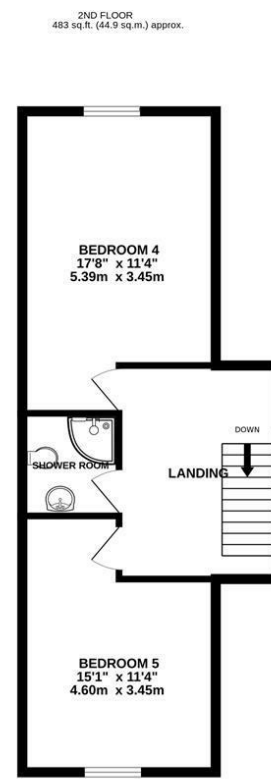
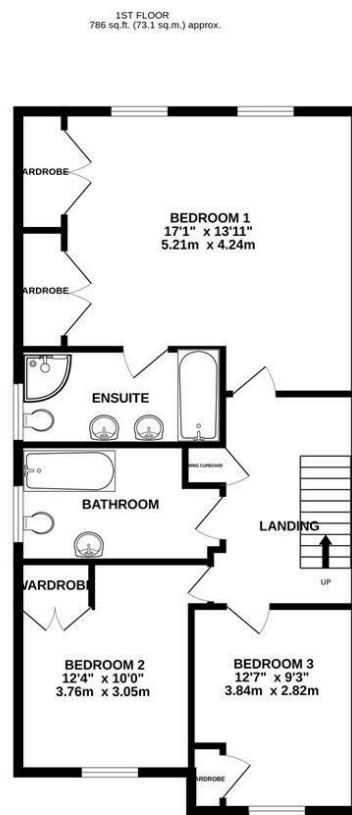
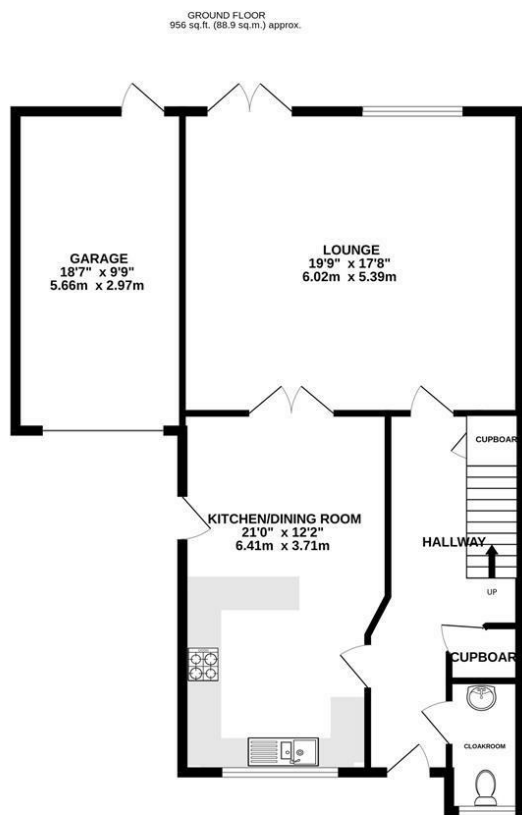
£650,000 - Freehold



Barons Estate Agents are proud to bring to the market this spacious, light and airy 5 bedroom executive link detached town house within a gated development. The accommodation is over 3 floors with the top floor having 2 bedrooms and shower rooms. The first floor has the principal bedroom with built in wardrobes, en suite bathroom, 2 further bedrooms with built in wardrobes and family bathroom. The ground floor enjoys an entrance hall, cloakroom, stylish kitchen/dining room with double doors to the lounge. The rear garden is fully enclosed and on two levels and being fully slabbed provides low maintenance.

Key Points and Features

- Gated Development
- Entrance Hall
- Lounge
- 5 Bedrooms
- Cloakroom
- Double Glazed
- 3 Bathrooms
- Kitchen/Dining Room
- Garage



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 79 | 85 |
| | | EU Directive 2002/91/EC | |

Location

The property is positioned in one of the most prestigious roads in Basingstoke and 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. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

Tenure

Freehold
Service Charge £950pa for lighting, gardening and gate maintenance for communal areas.

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

Band F

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.