



Royal Close, Hatch Warren, Basingstoke, RG22 4XE

£355,000 Guide price - Freehold

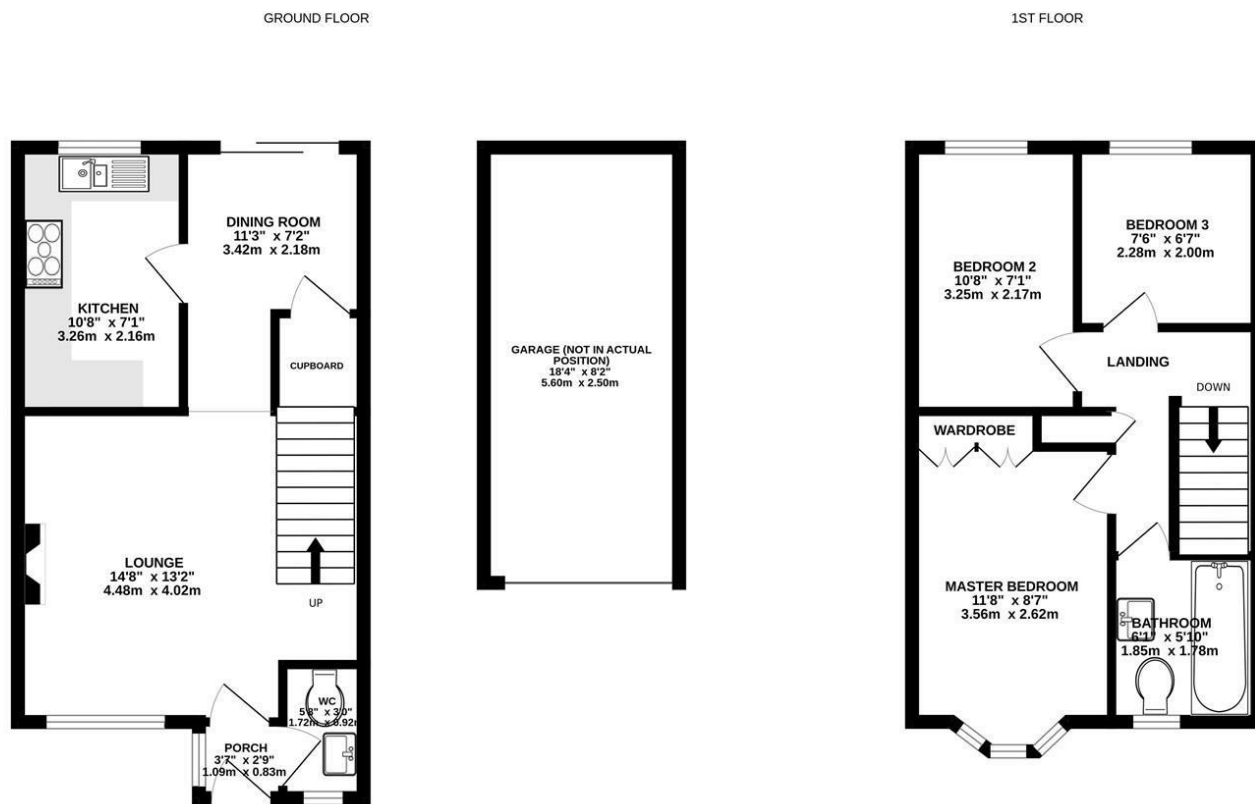




Barons Estate Agents are delighted to present this three bedroom family home, situated in a cul de sac location. The property has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. On the ground floor, the property features a porch, cloakroom, spacious lounge/dining room and refitted kitchen. Upstairs there are three bedrooms and a modern family bathroom. Externally, the property boasts enclosed front and rear gardens, a garage and off-road parking. Additional benefits include gas central heating (with a replacement boiler), double glazing throughout and ample communal parking for visitors. An early viewing would be strongly advised by the vendor's sole agent to avoid disappointment.

### Key Points and Features

- Three Bedroom Family Home
- Refitted Kitchen
- Porch
- Garage & Off-road Parking
- Spacious Lounge/Dining Room
- Enclosed Front & Rear Gardens
- Modern Family Bathroom
- Cloakroom
- Gas Heating & Double Glazing



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	69	
(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

Royal Close is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

Strictly by appointment through 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.