



Marsden Court, Laverstoke, Whitchurch, RG28 7PH

£300,000 Guide price - Freehold

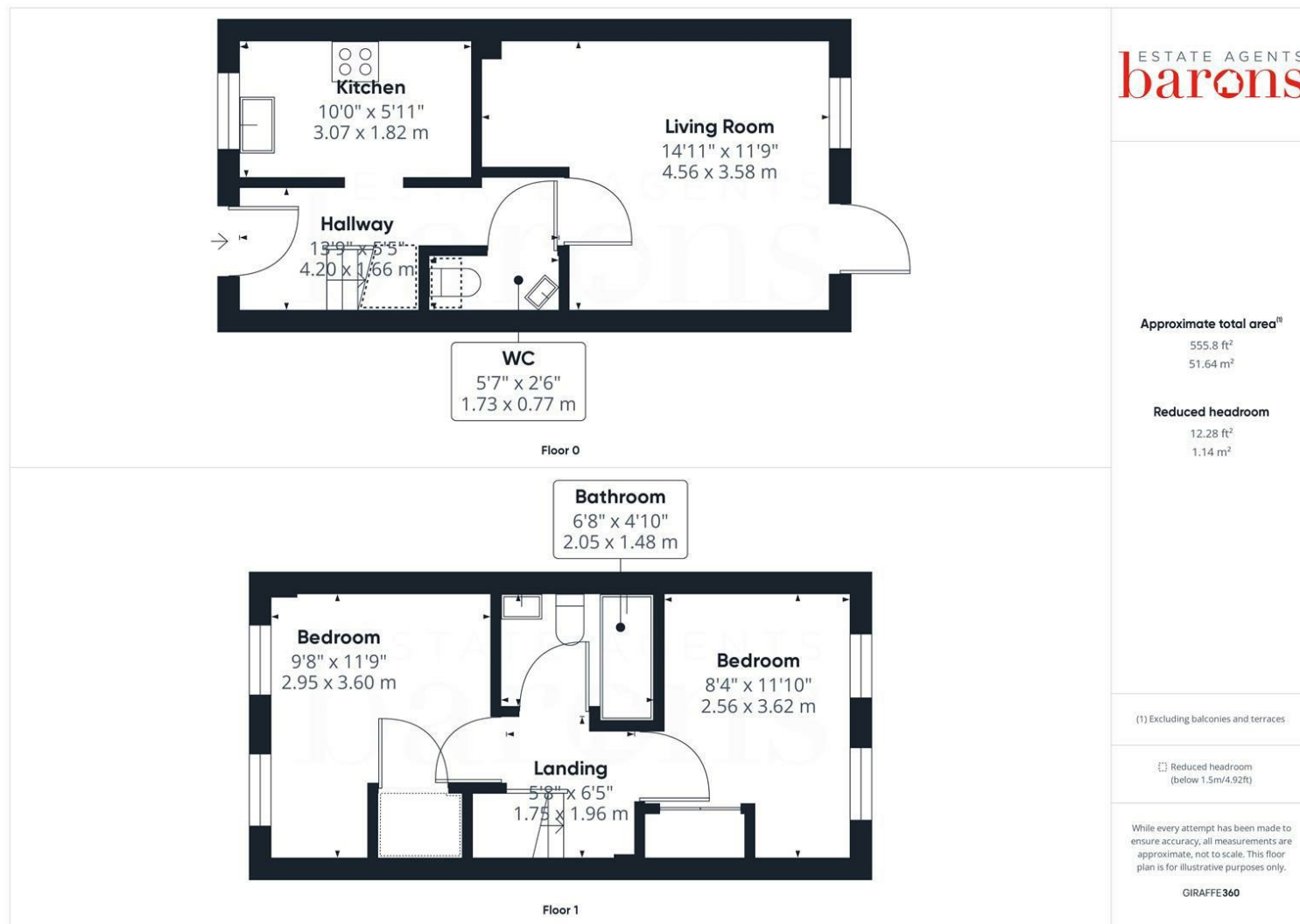




Barons Estate Agents are delighted to present this two bedroom property, situated in the desirable village of Laverstoke. The property has been lovingly maintained and updated by the current owner and is presented to the market in immaculate condition in our opinion. On the ground floor, the property features a welcoming entrance hallway, a modern kitchen, cloakroom and living room. Upstairs there are two double bedrooms, both with built in storage and a refitted family bathroom with underfloor heating. Externally, the property boasts enclosed front and rear gardens, driveway parking to the rear, an additional allocated parking space and ample communal parking up the road. Additional benefits include gas central heating and replacement double glazing throughout. An early viewing of this ideal first time buy or investment opportunity would be strongly recommended by the vendor's sole agent.

### Key Points and Features

- Mid Terrace Home
- Two Double Bedrooms
- Refitted Family Bathroom
- Modern Kitchen
- Living Room
- Cloakroom
- Driveway & Allocated Parking
- Gas Heating & Double Glazed
- Desirable Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Nestled within the serene Hampshire countryside, Laverstoke embodies a tranquil charm that defines rural living. Steeped in history, Laverstoke's landmarks, including its ancient parish church and historic manor houses, offer glimpses into its storied past. Despite its secluded ambiance, Laverstoke is far from isolated. The village is home to the renowned Bombay Sapphire Distillery, where visitors can explore the fascinating world of gin production amidst stunning architectural surroundings. Additionally, nearby amenities cater to residents' everyday needs, with essential services such as shops, cafes, and schools within easy reach. For those seeking to venture further afield, Laverstoke boasts convenient transport links, including nearby train stations and major roadways, ensuring connectivity to nearby towns and cities while preserving the village's peaceful ambiance.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band C

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.