



Oceana Crescent, Beggarwood, Basingstoke, RG22 4FE

£460,000 - Freehold



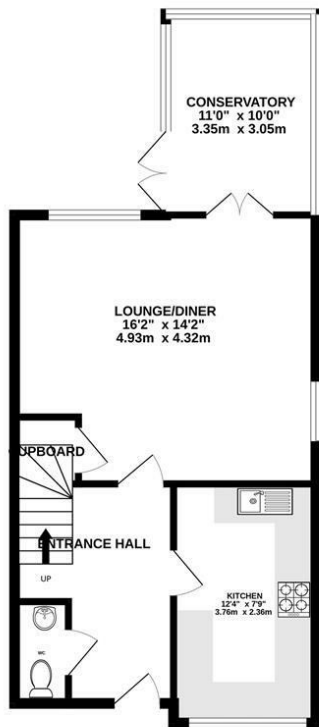
Barons Estate Agents are pleased to bring to the market this 4 bedroom end of terrace family home situated on the highly sought after Beggarwood development. The front door give access to the entrance hall, cloakroom, kitchen, lounge and conservatory. On the first floor there are 3 bedrooms, en-suite shower room and family bathroom. The 2nd floor benefits from a master bedroom with dressing area and en-suite shower. To the rear of the property there is a paved split level garden with BBQ and seating area and fabulous log cabin with light and power, currently being used as an entertainment area but could easily be made into a home office. There is a garage with roof storage and off road parking to the front. Viewing is highly recommended. NO ONWARD CHAIN.

### Key Points and Features

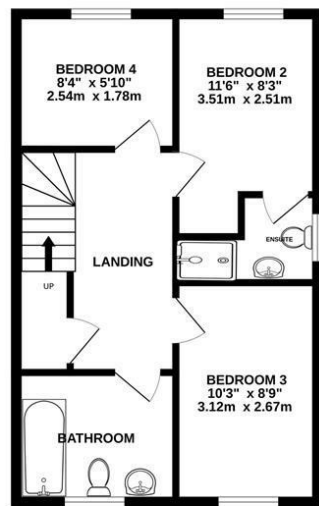
- 4 Bedrooms
- 3 Bathrooms
- Entrance Hall
- Cloakroom
- Lounge
- Kitchen
- Conservatory
- Garden
- Garage



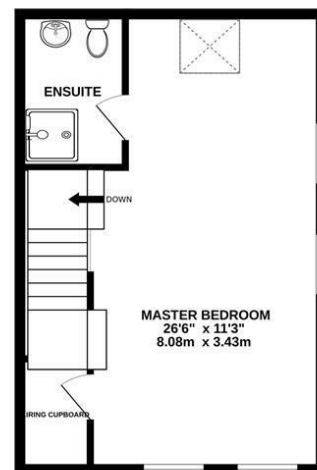
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	73	85
(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

Situated on one of Basingstoke's premier developments, Oceana Crescent gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### 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.