



Rycroft Meadow, Beggarwood, Basingstoke, RG22 4QF

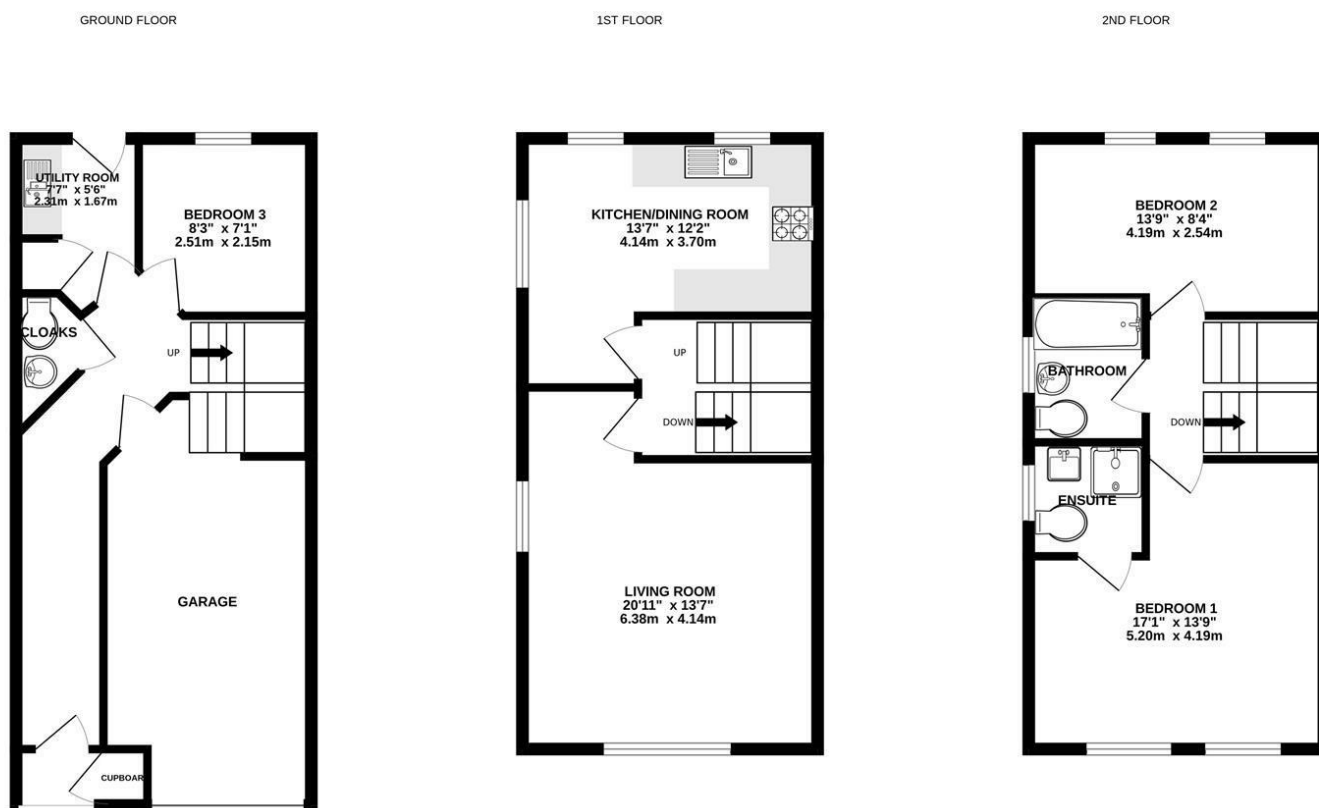
£380,000 - Freehold



Barons Estate Agents are delighted to offer this spacious 3 bedroom town house situated in the popular development of Beggarwood. The ground floor accommodation comprises an entrance hall leading to bedroom 3, utility room, cloakroom and integral garage. The first floor offers a modern updated kitchen/dining room and well proportioned lounge. The top floor benefits from a large master bedroom with en-suite shower, a double 2nd bedroom and a modern family bathroom. The property also comes with double glazing, gas radiator central heating, ample driveway parking for at least 2 cars, and side access to a low maintenance fully enclosed rear garden. Viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- 3 Bedroom
- 2 Bathrooms
- Entrance Hall
- Cloakroom
- Utility Room
- Lounge/Dining Room
- Kitchen Breakfast Room
- Garage
- Garden



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		
(81-91) B	83	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Situated on one of Basingstoke's premier developments, Rycroft Meadow 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. There is a local golf club and an abundance of country walks close by along with The Holy Blue pub.

### 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.