



Mathias Walk, Brighton Hill, Basingstoke, RG22 4BZ

£290,000 Guide price - Freehold



Barons Estate Agents are delighted to present this two bedroom, semi detached property situated in a cul de sac location. Internally on the ground floor, the property features a porch, lounge, kitchen/dining room and conservatory. Upstairs there are two double bedrooms and a modern shower room. Externally, the property boasts both front and rear gardens, and driveway parking for two cars. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Semi Detached Family Home
- Two Double Bedrooms
- Modern Shower Room
- Conservatory
- Lounge
- Kitchen/Dining Room
- Driveway Parking
- Front and Rear Gardens
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(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

Mathias Walk is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

Local Authority

Basingstoke & Deane Borough Council

Tenure

Freehold

Council Tax

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.