



Pack Lane, Basingstoke, RG22 5HE

£550,000 Guide price - Freehold



Barons Estate Agents are delighted to present this three bedroom, extended detached bungalow, situated on Pack Lane. Externally, the property boasts large front and rear gardens, a garage and ample driveway parking. Internally, the bungalow features a porch, a welcoming entrance hallway, three double bedrooms, a bathroom, kitchen, lounge and dining room/living room extension to the rear. Additional benefits include heating, double glazing, potential to extend further (STPP) and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Detached Bungalow
- Lounge
- Garage & Driveway
- Three Double Bedrooms
- Kitchen
- Large Front & Rear Gardens
- Dining Room/Living Room Extension
- Family Bathroom
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

The property is located on Pack Lane, to the west side of Basingstoke Town, close to Down Grange Sports facilities and open fields. The other leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately 3.5 miles away and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Viewings are to be arranged via 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.