



Thames Court, Riverdene, Basingstoke, RG21 4DP

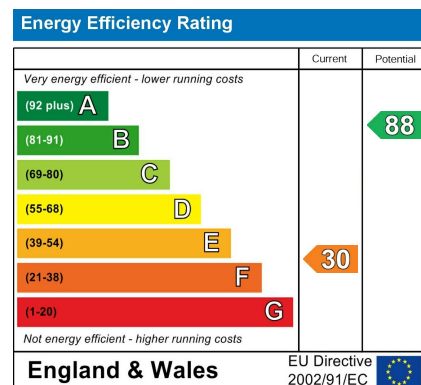
£300,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this three bedroom family home, situated within close proximity to Basingstoke town centre and train station. The property has been recently renovated by the current owner, and is presented to the market in immaculate condition in our opinion. On the ground floor, the property features a porch, entrance hallway, cloakroom, a spacious lounge and a refitted kitchen/dining room. Upstairs, there are three bedrooms, and a modern family bathroom. Externally, the property boasts an enclosed rear garden, and a garage in a nearby block. Additional benefits include gas central heating (with a recently fitted boiler and radiators), replacement double glazing throughout, new carpets and flooring, and replaced soffits/facias. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Key Points and Features

- Three Bedroom Family Home
- Spacious Lounge
- Enclosed Rear Garden
- Modern Family Bathroom
- Cloakroom
- Garage
- Kitchen/Dining Room
- Porch
- Gas Central Heating & Double Glazing



Location

The property is situated within half a mile of the town centre and the acclaimed Festival Place shopping centre with its array of shops including Marks and Spencer and a John Lewis/Waitrose store along with numerous eateries, theatres and museum. Basingstoke Railway station gives access to London Waterloo in 45 minutes, there are an abundance of schools for all ages and Basingstoke College of Technology along with a doctors surgery and pharmacy. Basingstoke Leisure centre is also situated within a mile, offering swimming, ice skating, bowling and much more, making this property ideal for a growing family, and commuter. For the keen walker there are an abundance of country walks and historic sites within a short drive and for the golfer a number of quality courses.

Local Authority

Basingstoke & Deane Borough Council

Tenure

Leasehold
900+ years remaining.
Ground Rent - £10.50 per annum.
Service & Maintenance charges - £37.50 PCM.

Council Tax

Band C.

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.

Agent Note

Bedroom 1 has been split into two separate rooms with a partition wall.