



Calleva Close, Hatch Warren, Basingstoke, RG22 4TD

£450,000 Guide price - Freehold

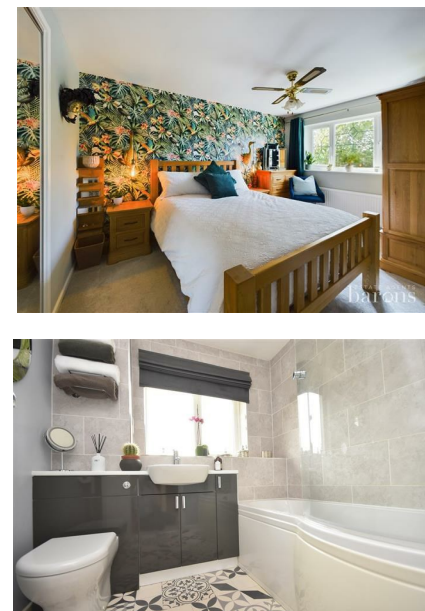


Barons Estate Agents are delighted to present this three bedroom detached family home, situated in Hatch Warren. Externally, the property offers driveway parking, a garage and an enclosed rear garden with a sunny aspect. Internally on the ground floor, the property features an entrance hallway, lounge, dining room, modern kitchen, utility room and shower room. Upstairs there three bedrooms and a refitted family bathroom. Additional benefits include gas central heating and double glazing. An early viewing is strongly advised by the vendor's sole agent.



Key Points and Features

- Three Bedroom Detached Home
- Refitted Family Bathroom
- Enclosed Rear Garden
- Two Reception Rooms
- Downstairs Shower Room
- Garage & Driveway Parking
- Modern Kitchen
- Utility Room
- Viewing Advised



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 84 |
| (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

Calleva Close is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band D

Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

Tenure

Freehold

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.