



Worting Road, Basingstoke, RG21 8YU

£385,000 - Freehold





Barons Estate Agents are pleased to offer to the market this rarely available, Edwardian 3 bedroom semi detached family home. The ground floor accommodation offers an entrance hall, 2 reception rooms and a kitchen/breakfast room. The first floor offer 3 bedrooms and family bathroom. The property boasts a larger than average rear garden as well as front garden. Further benefits include; gas central heating, secondary glazing with noise reducing glass in most rooms, Karndean flooring in hallway and kitchen, Villeroy and Boch bathroom suite and power shower over bath, larger than average loft space with the option for a loft conversion, permit parking to the front of the property, a highly sought after location and the property is also within half a mile of Basingstoke Town Centre. An early viewing is recommended by the owners sole agent.

## Key Points and Features

- Edwardian Semi Detached
- Kitchen/Breakfast Room
- Front Garden
- 3 Bedrooms
- Family Bathroom
- Sought After Location
- 2 Reception Rooms
- Private Enclosed Rear Garden
- Close to Town Centre



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Approximate total area<sup>®</sup>  
907.4 ft<sup>2</sup>  
84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

## Location

The property is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station to London Waterloo in 45 minutes.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## 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.