



Appian Way Oram Green, Chineham, Basingstoke, RG24 8BH

£360,000 - Freehold





Barons Estate Agents are delighted to present to the market this two bedroom semi detached family home, built in 2018. Internally on the ground floor, the property benefits from a large entrance hallway, cloakroom, modern kitchen/dining room and lounge. Upstairs there are two double bedrooms and family bathroom. Externally, the property boasts two driveway parking spaces, a larger than average enclosed rear garden. With the added benefits of gas central heating, double glazing throughout and approximately 4 years remaining on an NHBC warranty. Early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- 2 Bedrooms
- Larger Than Average Rear Garden
- Semi Detached
- Lounge
- Rarely Available
- Still Under NHBC
- Kitchen/Dining Room
- Sought After Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Location

Aurum Green is a prestigious development situated to the north of Basingstoke. Amenities nearby include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

### Tenure

Freehold:  
Service Charge: £13PCM

### 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.