



Woodroffe Drive, Basingstoke, RG22 6NH

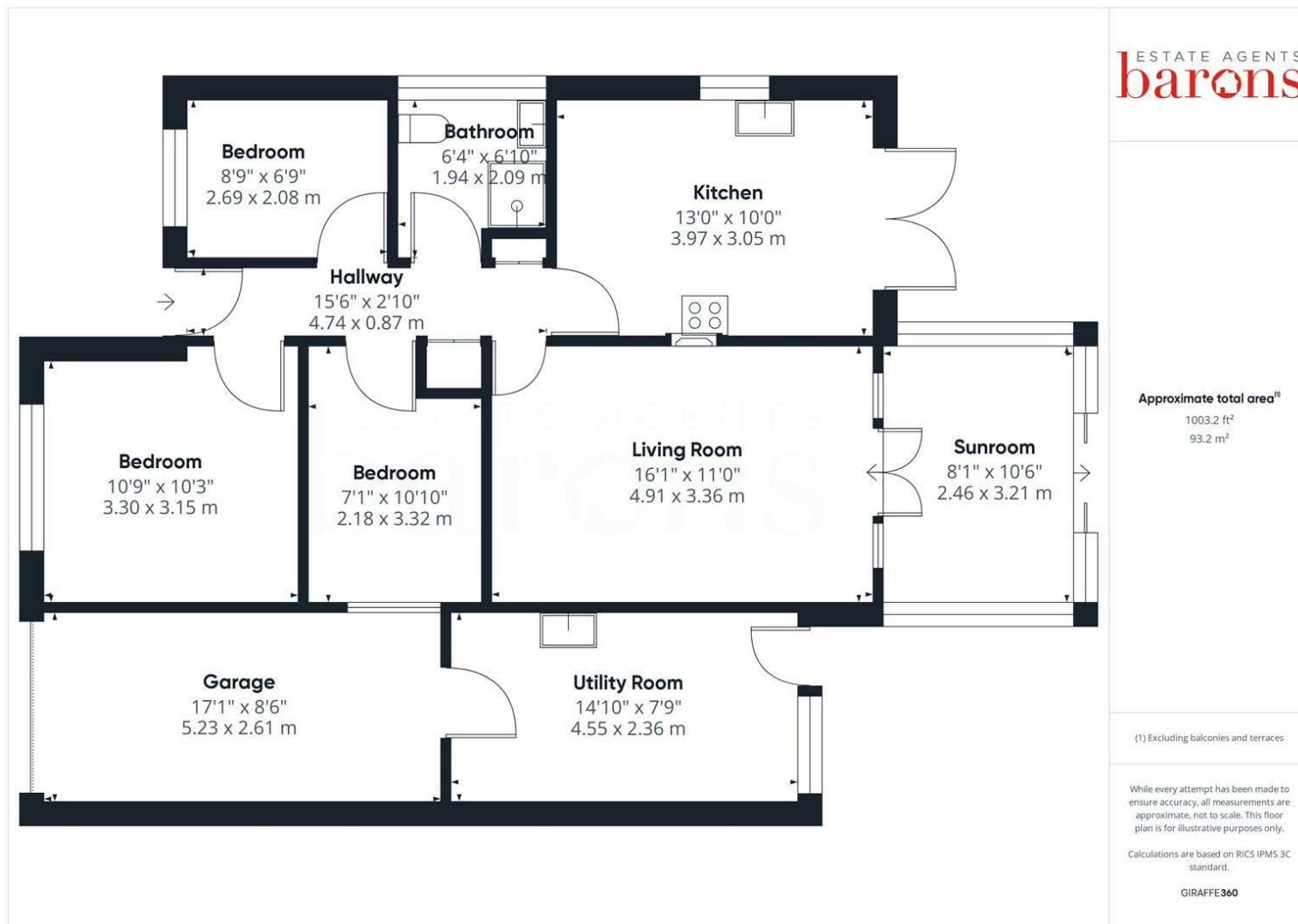
£460,000 - Freehold



Barons Estate Agents are delighted to present to the market this 3 bedroom detached bungalow, situated on the Berg Estate. The accommodation is generous and offers an entrance hallway, three bedrooms, shower room, living room, kitchen/breakfast room, utility and conservatory. Externally, the property features driveway parking, garage and enclosed front garden with artificial grass and a larger than average rear garden. Additional benefits include: A new roof, gas central heating and double glazing. A viewing is strongly recommended by the vendor's sole agent.

Key Points and Features

- Detached Bungalow
- Living Room
- Garage & Driveway Parking
- Three Bedrooms
- Shower Room
- Front & Rear Gardens
- Kitchen/Breakfast Room
- Utility
- Sought After Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Woodroffe Drive is located on the Berg Estate and is located in an established location, benefiting from local shops which include a convenience store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council.

Council Tax Band

Band D

Viewing Arrangements

Strictly by appointment only 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.