



Salisbury Gardens, Basingstoke, RG22 6NT

£475,000 Guide price - Freehold



Barons Estate Agents are delighted to present this spacious, detached property situated in Salisbury Gardens. The accommodation is generous, and is easily adaptable for various family needs. On the ground floor, the property features an entrance hallway, bedroom, dining room/bedroom 6, lounge, conservatory, kitchen/breakfast room, cloakroom and utility room. Upstairs there are four bedrooms, a family bathroom and ensuite. Externally, the property boasts ample parking and an enclosed rear garden. Additional benefits include gas central heating, double glazing and NO ONWARD CHAIN. An early viewing of this ideal family home or investment opportunity would be strongly advised by the vendor's sole agent.

Key Points and Features

- Detached Family Home
- 1 - 2 Reception Rooms
- Conservatory
- 5 - 6 Bedrooms
- Family Bathroom & Ensuite
- Ample Parking
- Enclosed Rear Garden
- Cloakroom & Utility Room
- NO ONWARD CHAIN



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

Location

The property is situated in Salisbury Gardens and gives you access to the Leisure Park which offers a swimming pool, multiplex cinema, ice rink and ten pin bowling, along with various eateries. The acclaimed shopping facilities of Festival Place are within a short drive, offering a wide range of shops, restaurants and a Waitrose store close by. Basingstoke main line railway is direct to London Waterloo along with easy access to junction 6 and 7 of the M3. The A33 offers links to Reading and the A339 to Newbury.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Strictly 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.