



Burghfield Walk, Basingstoke, RG22 5AT

£405,000 - Freehold



Barons Estate Agents are delighted to present to the market this 3/4 bedroom mid terrace town house. The accommodation is generous and comprises of an entrance hallway, leading into a modern kitchen/dining room, downstairs shower room and 4th bedroom/reception room. The first floor offers a lounge and a bedroom. The 2nd floor provides 2 further bedrooms, en suite, and a Jack and Jill bathroom. Externally the property benefits from a rear enclosed garden, a garage and driveway parking. Viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- Town House
- Lounge
- Garage & 2 Allocated Parking Spaces
- 3/4 Bedroom
- En Suite, Shower Room & Jack & Jill Bathroom
- Overlooking Green
- Kitchen/Dining Room
- Private Enclosed Rear Garden
- Sought After Area



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	<b>87</b>

### Location

Highfields is a modern development on the west of Basingstoke with good commuters links via the A339, M3 and mainline train line to London Waterloo. Regular bus routes are also provided. Easy access to the village of Oakley, local village pubs and walks are just a short drive away. Basingstoke with Festival Place provides a wealth of shops, restaurants, pubs, bars and theatres. With good schooling on offer locally, the property is ideal for all family needs.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

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.