



Mathias Walk, Brighton Hill, Basingstoke, RG22 4EQ

£350,000 Guide price - Freehold



Barons Estate Agents are delighted to present this three bedroom semi detached property, situated in a cul de sac location. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. The ground floor accommodation comprises of a porch, entrance hallway, and a spacious, open plan lounge/dining room and refitted kitchen. Upstairs, there are three bedrooms and a modern family bathroom. Externally, the property boasts an enclosed, large corner plot garden, a garage with light and power and driveway parking. Additional benefits include gas central heating, double glazing throughout and potential to extend (STPP). An early viewing would be strongly advised by the vendor's sole agent.

### Key Points and Features

- Semi Detached Family Home
- Three Bedrooms
- Refitted Family Bathroom
- Spacious Open Plan Lounge/Dining/Kitchen
- Porch
- Large Corner Plot Garden
- Garage & Driveway Parking
- Gas Heating & Double Glazing
- Viewing Advised



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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

Mathias Walk is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

### Local Authority

Basingstoke & Deane Borough Council

### Tenure

Freehold

### Council Tax

Band C

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.

### Extension Potential

Planning permission was granted on 09/02/2022 for the erection of single storey rear and side extension. Ref. 21/03730/HSE