



Pennine Way, Bucksin, Basingstoke, RG22 5AG

£335,000 Guide price - Freehold



Barons Estate Agents are delighted to present this spacious four-bedroom end-of-terrace property, nestled in a quiet cul-de-sac on Pennine Way. 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 features a hallway, cloakroom, and a generous lounge adjoining to the kitchen/dining room, perfect for family gatherings. Upstairs, you'll find four well-proportioned bedrooms, including a dressing room that offers the potential to be converted into a fifth bedroom, alongside a modern family bathroom. Externally, the property benefits from driveway parking, an enclosed rear garden, and a garage. Additional highlights include gas central heating, double glazing, and the advantage of NO ONWARD CHAIN, making this a truly appealing opportunity. We strongly recommend an early viewing through the vendor's sole agent.

Key Points and Features

- Four/Five Bedroom Family Home
- End-of-Terrace
- Modern Family Bathroom & Cloakroom
- Garage & Driveway Parking
- Spacious Lounge
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Kitchen/Dining Room
- Close to Parks, Amenities and Transport Links



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			
England & Wales		EU Directive 2002/91/EC	

Location

Pennine Way is situated within the catchment area of Cranbourne School, rated Ofsted Good with Outstanding feature. Just a five-minute walk away, Stratton Park boasts a brand-new multi-use games area, a playground, six tennis courts, and several grass sports pitches. Down Grange Sports Complex, a 15-minute walk away, features an athletics track and facilities for football, rugby, and hockey. Nearby, you can also enjoy pleasant countryside trails around Kempshott and Pardown, offering stunning views over Basingstoke.

Everything you need is right at your fingertips, with local shops, convenient bus routes, and the Basingstoke Leisure Complex just moments away. The Leisure Complex offers a range of attractions, including the Basingstoke Aquadrome, ice rink, bowling alley, ten-screen cinema, and a variety of dining options. Basingstoke Town Centre is also within easy reach, featuring the Festival Place shopping centre, quick access to London via a mainline train service, and an impressive selection of high street shops, stylish bars, restaurants, and cafes.

Local Authority

Basingstoke & Deane Borough Council.

Tenure

Freehold.

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.