



Sheppard Road, Harrow Way, Basingstoke, RG21 3JH

£325,000 Guide price - Freehold

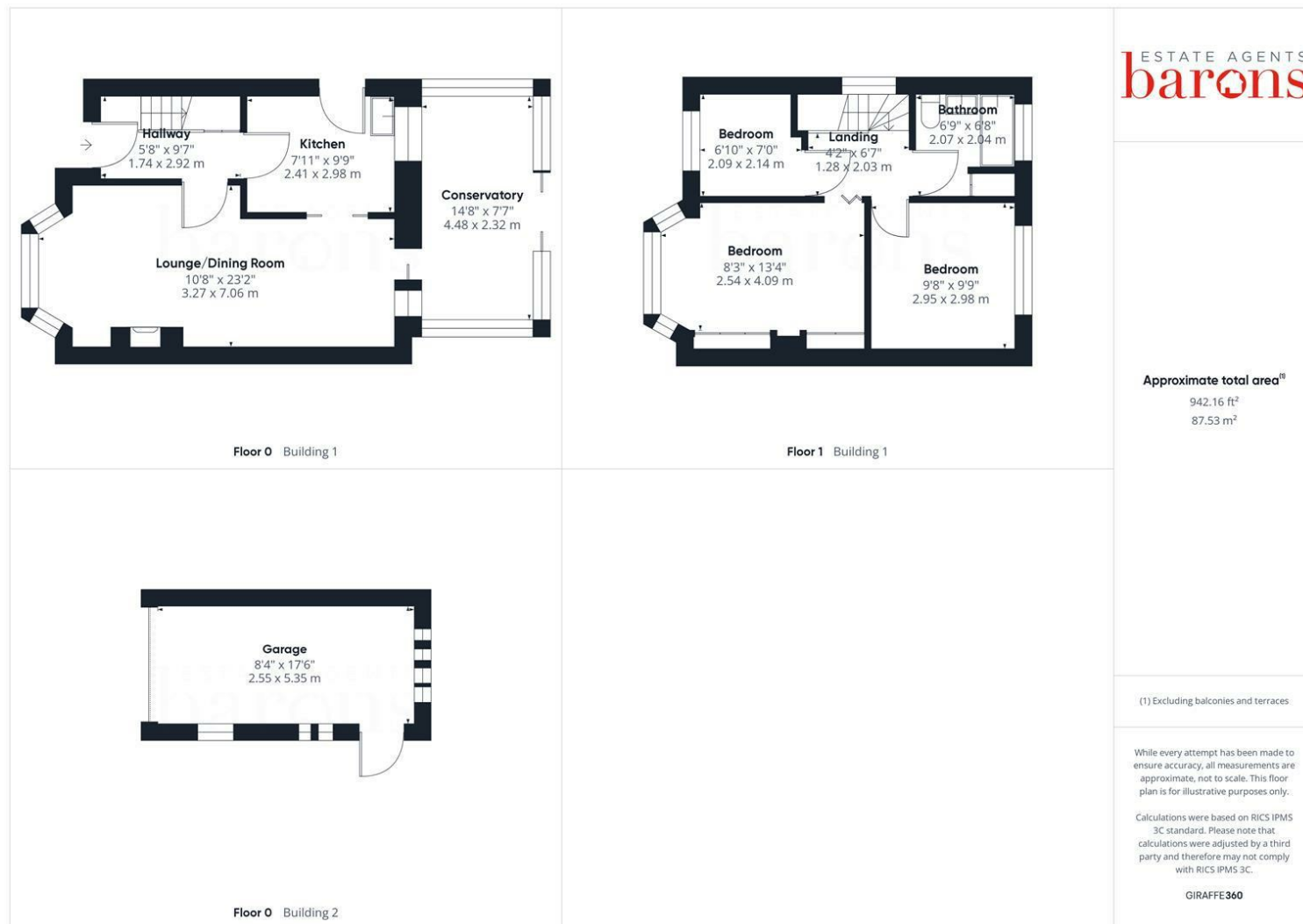




Barons Estate Agents are delighted to present this semi detached family home in need of modernisation, situated in The Harrow Way. The ground floor also offers an entrance hall and a spacious lounge/dining room with bay window and kitchen. On the 1st floor, the property offers three bedrooms and a family bathroom. Externally, the property features driveway parking, a garage as well a private enclosed rear garden. With the additional benefits of a sought after location, close to Basingstoke Town Centre and local amenities. An early viewing is highly recommended of this ideal family home.

### Key Points and Features

- In need of modernisation
- Lounge/Dining Room
- Driveway & Garage
- Semi Detached
- Kitchen
- Front & Rear Gardens
- 3 Bedrooms
- Family Bathroom
- Sought After Location



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           |                         |
|   |           | EU Directive 2002/91/EC |
|   |           | <b>82</b>               |
|   | <b>38</b> |                         |

### Location

The property is positioned on Sheppard Road within The Harrow Way. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South. There are well regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### 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.