



Lambs Row, Lychpit, Basingstoke, RG24 8SL

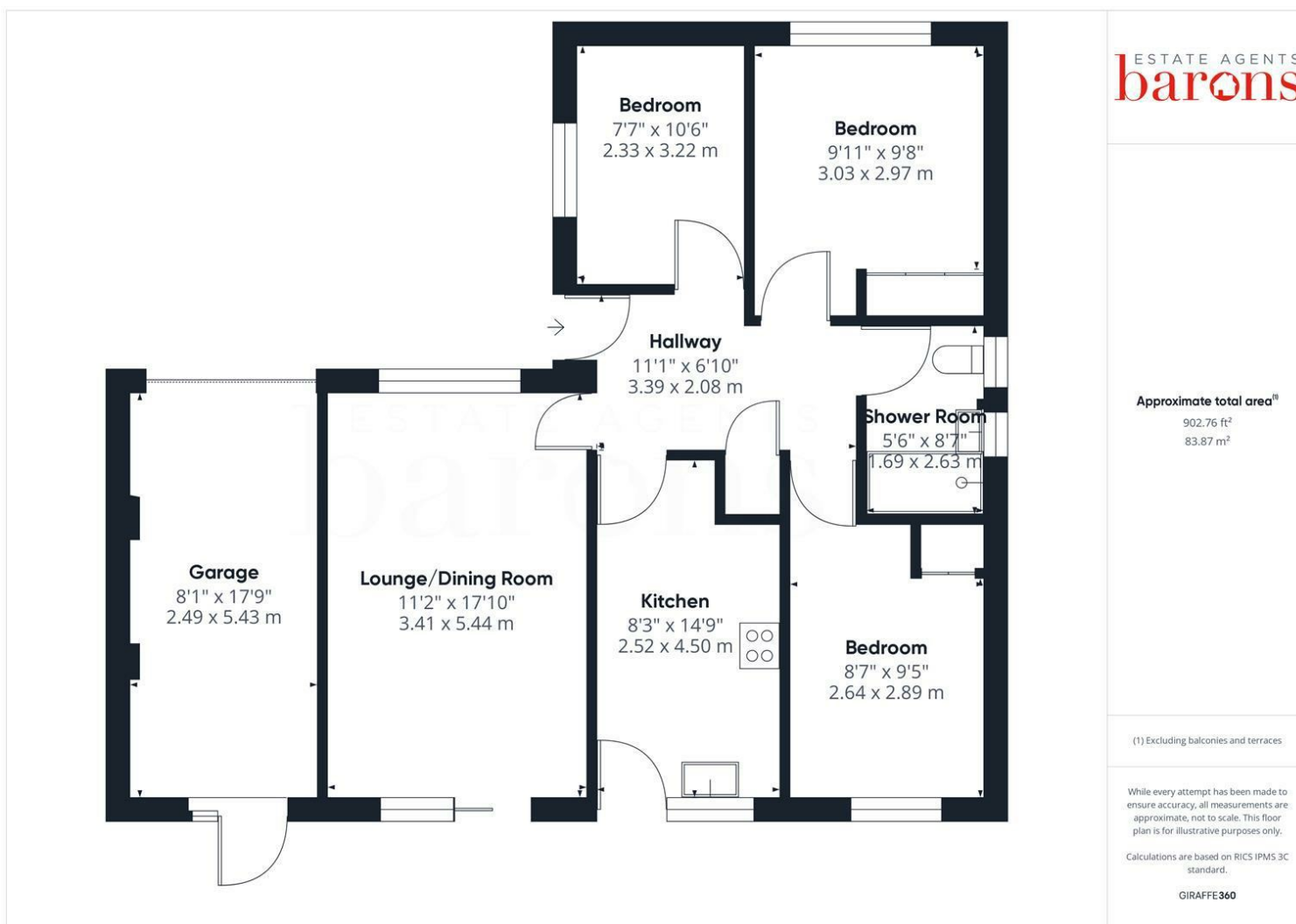
£450,000 Guide price - Freehold



Barons Estate Agents are delighted to present this three bedroom, detached bungalow situated in a cul de sac location in Lychpit. The property has been lovingly maintained and is presented to the market with NO ONWARD CHAIN. The internal accommodation comprises of an entrance hallway, a spacious lounge/dining room, refitted kitchen with integrated appliances, a modern shower room and three bedrooms. Externally, the property features an enclosed rear garden with a sunny aspect, ample driveway parking, a front garden and garage with light and power. Additional benefits include gas central heating, double glazing throughout and potential to extend (STPP). An early viewing would be highly recommended by the vendor's sole agent.

Key Points and Features

- Detached Bungalow
- Three Bedrooms
- Modern Shower Room
- Cul De Sac Location
- Lounge/Dining Room
- Enclosed Rear Garden
- Garage and Driveway Parking
- Refitted Kitchen
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Lambs Row is situated within the quiet residential area of Lychpit, Basingstoke. Offering easy access to all of Basingstoke's amenities, which include Festival Place, Schools, Colleges and a mainline railway to London Waterloo. There are local facilities available at the Chineham shopping centre, which includes a Marks & Spencers, Tesco and takeaway food establishments. Situated on the eastern edges of Basingstoke, this property offers easy access to the countryside and villages such as Old Basing.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

Tenure

Freehold

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.