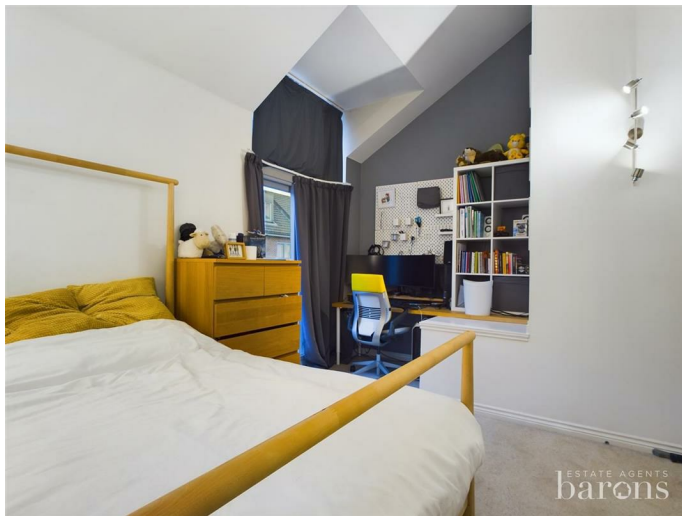




Mailing Way, Basingstoke, RG24 9TH

£315,000 - Freehold



Barons Estate Agents are delighted to present to the market this 2 bedroom end of terrace family home. The accommodation comprises of a porch, kitchen/dining room, lounge and downstairs wc. The first floor offers 2 double bedrooms, a family bathroom and a balcony. Externally the property benefits from an enclosed rear garden, 1 allocated parking space to the rear as well as communal parking to the front of the property. With gas radiator heating and double glazing throughout, viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- End of Terrace
- 2 Double Bedrooms
- Lounge
- Kitchen/Dining Room
- WC
- Family Bathroom
- Private Enclosed Rear Garden
- Allocated Parking Space
- 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

### Location

Mailing Way is situated in the popular development of Limes Park. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band C

### Viewing Arrangements

Viewings are to be arranged 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.