



Worting Road, Basingstoke, Basingstoke, RG21 8YU

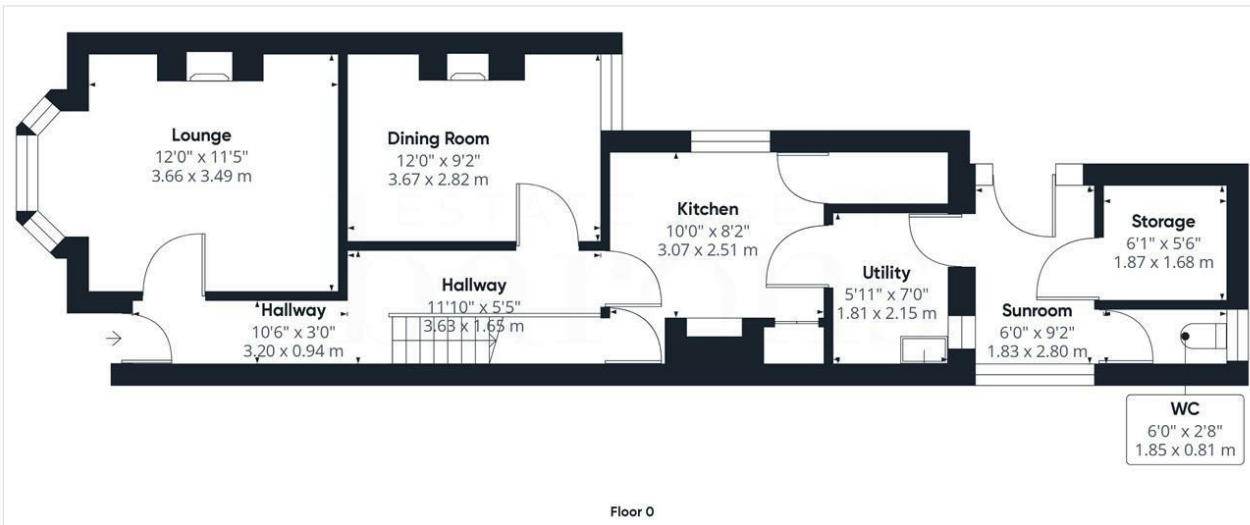
£315,000 - Freehold



Barons Estate Agents are delighted to present this three bedroom Edwardian detached property, situated within close proximity to Basingstoke town centre. The property does require some modernisation, however is priced accordingly in our opinion. Internally on the ground floor, the accomodation comprises of an entrance hallway, lounge, dining room, kitchen, utility room, sunroom and cloakroom. Upstairs, there are three double bedrooms and a family bathroom. Externally the property boasts both front and rear gardens. With NO ONWARD CHAIN, an early viewing is strongly advised by the vendor's sole agent.

Key Points and Features

- Edwardian Detached
- 2 Reception Rooms
- Front Garden
- In Need of Refurbishment
- Family Bathroom
- Sought After Location
- 3 Bedrooms
- Private Enclosed Rear Garden
- Close to Town Centre



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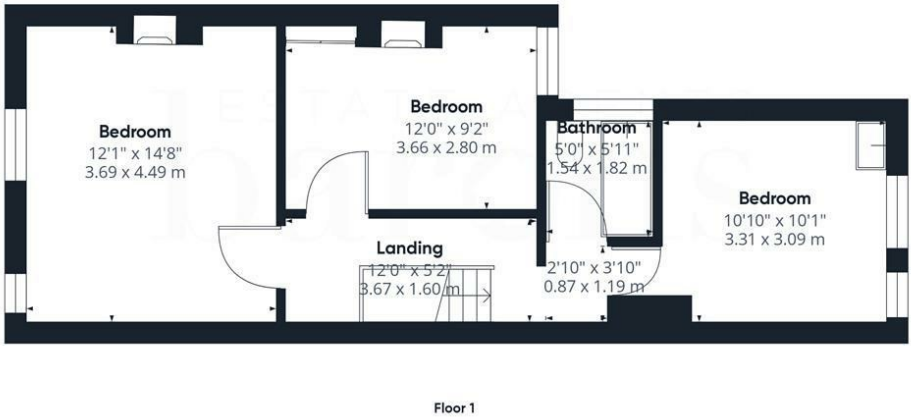
Approximate total area[®]
1089.62 ft²
101.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

The property is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station to London Waterloo in 45 minutes.

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.