



Saffron Close, Chineham, Basingstoke, RG24 8XQ

£425,000 Guide price - Freehold



Barons Estate Agents are delighted to present this four bedroom detached property in Chineham, with NO ONWARD CHAIN. The property does require some modernisation, however is priced accordingly in our opinion. Internally on the ground floor, the accommodation comprises of an entrance hallway, cloakroom, lounge, dining room, kitchen and access to the garage which has light, power and an electric door. Upstairs there are four bedrooms, a family bathroom and a refitted ensuite. Externally, the property benefits from driveway parking, a front garden and an enclosed, low maintenance rear garden. Additional benefits include gas central heating, double glazing and potential to extend (STPP). An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

### Key Points and Features

- Detached Family Home
- Lounge & Dining Room
- Garage & Driveway Parking
- Four Bedrooms
- Kitchen
- Front & Rear Gardens
- Family Bathroom & Ensuite
- Cloakroom
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Location

Saffron Close is situated in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers an Iceland, Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band E

### 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.