



Hackwood Lane, Cliddesden, Basingstoke, RG25 2NH

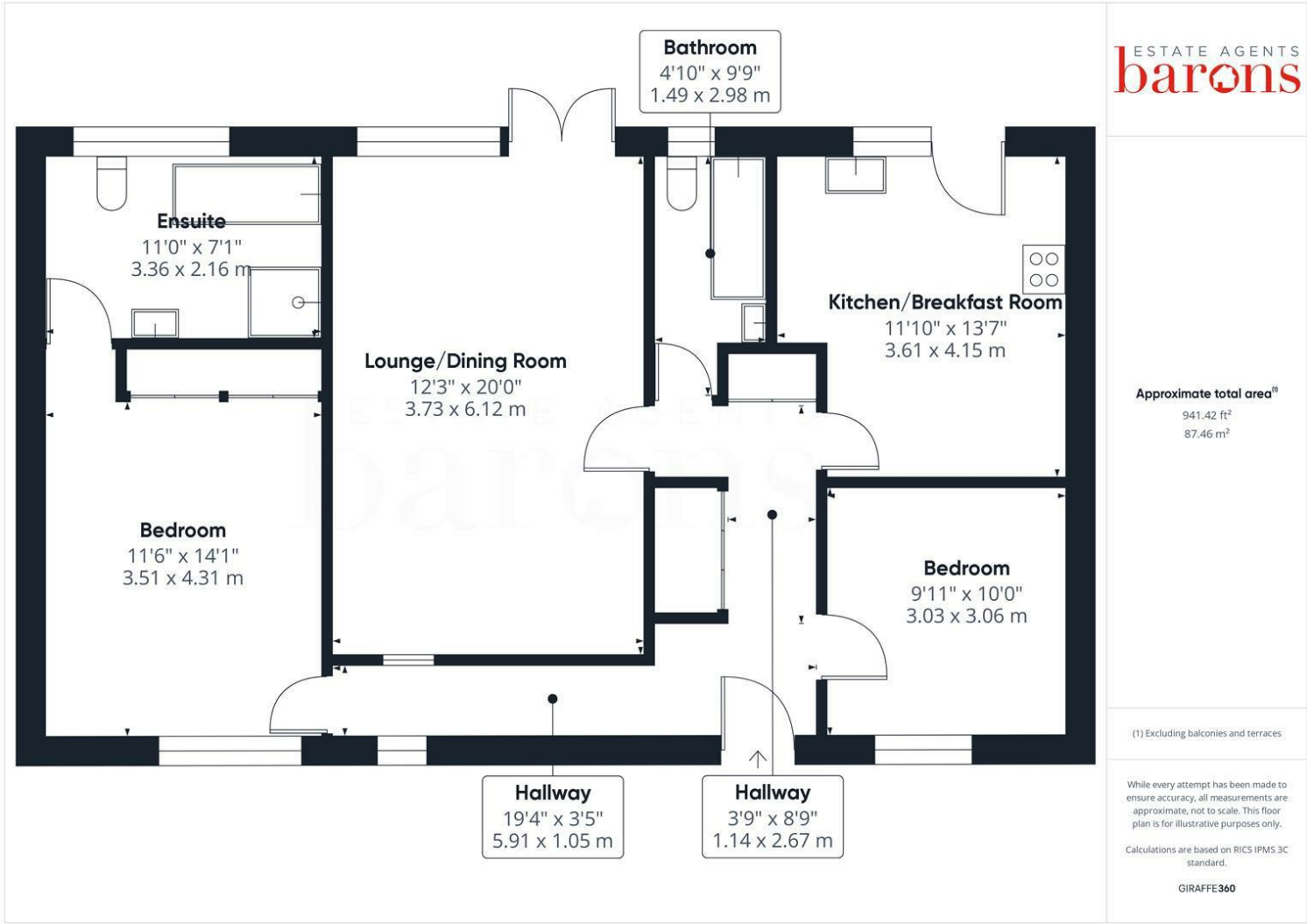
£425,000 Guide price - Freehold



Barons Estate Agents are delighted to present this two bedroom semi detached bungalow, situated in the desirable village of Cliddesden. The property has been lovingly cared for, and is presented to the market with NO ONWARD CHAIN. Externally, the property boasts ample driveway parking (for approx. 10 vehicles), and a rear garden with a sunny aspect. Internally, there is a large entrance hallway, a generous master bedroom with built in wardrobes and a four piece ensuite, a 2nd bedroom, kitchen/breakfast room, family bathroom and a spacious lounge/dining room. Additional benefits include double glazing throughout and oil heating. An early viewing would be strongly recommended by the vendor's sole agent.

Key Points and Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Ample Driveway Parking
- Family Bathroom & Ensuite
- Oil Heating & Double Glazing
- Rear Garden
- Kitchen/Breakfast Room
- NO ONWARD CHAIN



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   | 61                      |           |
| (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 along a country lane with farmland to the front and far reaching views to the rear. Hackwood Road is approximately 3 miles from Basingstoke town centre with it's excellent leisure facilities which are all within easy reach including 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 A

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.