



Crawts Road, Overton, Basingstoke, RG25 3LP

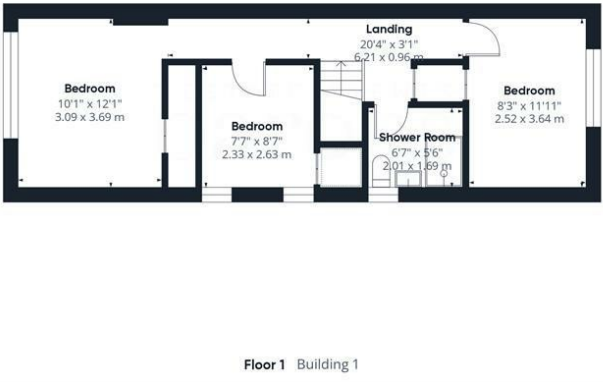
£425,000 Guide price - Freehold



Barons Estate Agents are pleased to offer this three bedroom semi-detached home, featuring a unique design and layout with excellent potential for extension (STPP). The roof was replaced in 2023, and the property has been fully refurbished, providing a blank canvas for a buyer to put their own stamp on. The spacious lounge/dining room is bright and airy, overlooking the wraparound garden, offering ample space to invite friends and family over. The kitchen/breakfast room is equipped with a variety of cupboard and drawer units, plus a breakfast bar, and offers direct access to the driveway and garden. The ground floor also includes an outer lobby for shoes and coats, and a downstairs toilet. Upstairs, there are two double bedrooms and a generously sized single bedroom, which could easily serve as a study, along with a modern shower room. Externally, the property features a garage with an up-and-over door, as well as driveway parking for multiple vehicles. The garden is large, predominantly laid to lawn, and enjoys a sunny aspect. Additional features include replacement double glazing and heating throughout. A viewing is strongly recommended by the vendor's sole agent.

Key Points and Features

- Semi Detached Family Home
 - Lounge/Dining Room
 - Garage & Driveway Parking
- Three Bedrooms
 - Kitchen/breakfast room
 - Garden
- Refurbished Throughout
 - Cloakroom & Modern Shower Room
 - Village Location



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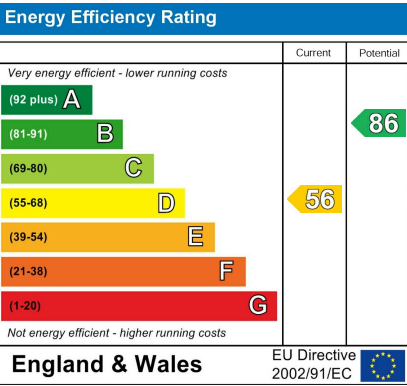
Approximate total area⁽¹⁾
1066.39 ft²
99.07 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Location
Crawts Road is situated within the tranquil village of Overton. Overton is a large village and parish in Hampshire, located west of the town of Basingstoke, and east of Andover and Whitchurch. The village has significant local industry with the De La Rue Paper Mill and the recent Bombay Sapphire Distillery in nearby Laverstoke. The village is served by Overton railway station on the West of England Main Line, which lies to the north of the village. It is also served by a weekday hourly bus service provided by Stagecoach to Winchester and Andover, both of which continue to form a 30 minute service to Basingstoke. There are a selection of finely regarded pubs, cafes and restaurants to complement the other facilities such as 30 acres of recreational grounds such as cricket pitches, football pitches and a 9 hole golf course.

Tenure
Freehold.

Local Authority
Basingstoke & Deane Borough Council.

Council Tax
Tax Band D.

Viewing Arrangements
Strictly by appointment only 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.