



Soper Grove, Basingstoke, RG21 5PU

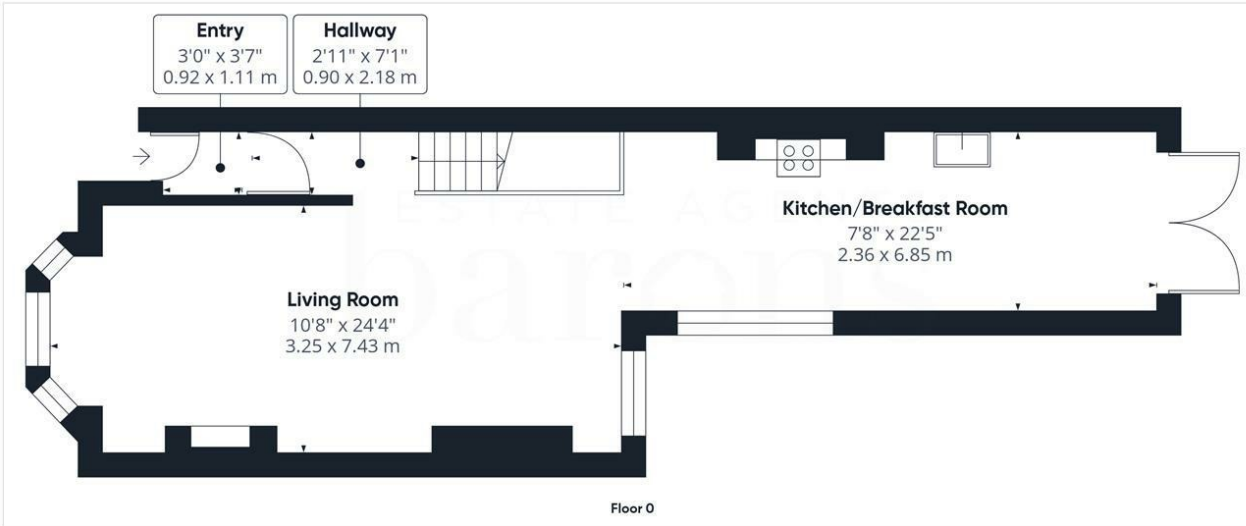
£350,000 - Freehold



Barons Estate Agents are delighted to offer to the market, this beautifully presented, rarely available 2 bedroom mid terrace, character property. The property has been significantly improved by the current owners and is offered to the market in immaculate condition. The ground floor offer; an entrance hall, an open plan lounge/dining room with a bay window and refitted kitchen/breakfast room. The first floor offers 2 bedrooms and refitted family bathroom. The property offers a front garden as well as a private enclosed rear garden, Further benefits include, double glazing, gas central heating, a sought after location, permit parking as well as visitor parking . The property is located a short walk away from Basingstoke Train station. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Character Property
 - Open Plan Living Space
 - Front & Rear Gardens
- Rarely Available
 - Refitted Kitchen Breakfast Room
 - Close to Town Centre
- 2 Bedrooms
 - Family Bathroom
 - Sought After Location



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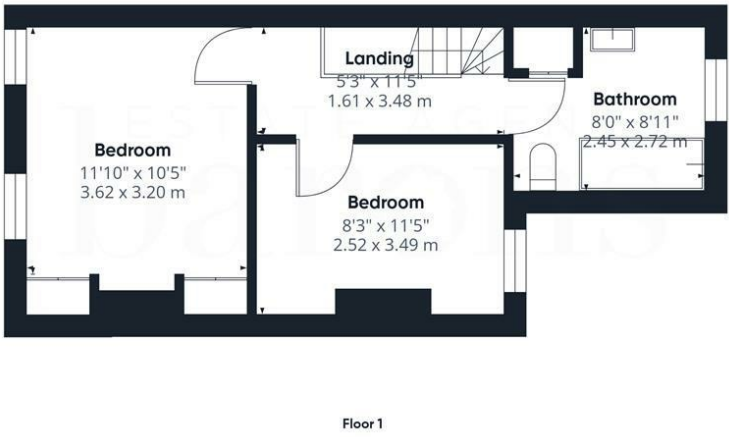
Approximate total area**
827 ft²
77 m²

(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

Soper Grove is positioned within a half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include 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 C

Viewing Arrangements

Strictly by appointment through 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.