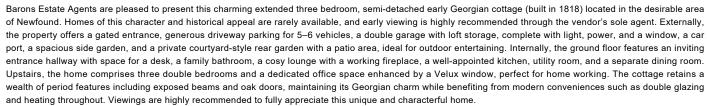


£550,000 Guide price - Freehold





Key Points and Features

- 3 bed extended semi detached Georgian cottage
- Double garage with loft, power & window
- · 3 double bedrooms & office with Velux
- · Sought after location
- Car port & side & rear gardens
- · Exposed beams & oak doors
- Parking for 5-6 cars
- Lounge with fireplace, kitchen, dining, utility, bathroom
- Double glazed & centrally heated













		Current	Potentia
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) Not energy efficient - higher running costs	G	51	80
England & Wales		U Directiv 002/91/E0	

Location

Cherry Tree Cottage is situated to the west of Basingstoke and benefits from a country feel Basingstoke & Deane Borough Council but retains all that is required for modern day living. The village benefits from local shops, infant and junior schooling, 2 pubs/restaurants and is only 3 miles from central Basingstoke and more extensive shopping facilities, mainline railway to London Waterloo in 45 minutes and access to the M3 to London and the south.

Tenure

Freehold

Local Authority

Council Tax

Band D

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

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.