



Aldermaston Road, Rooksdown, Basingstoke, RG24 9LY

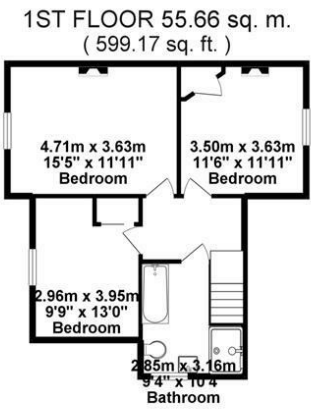
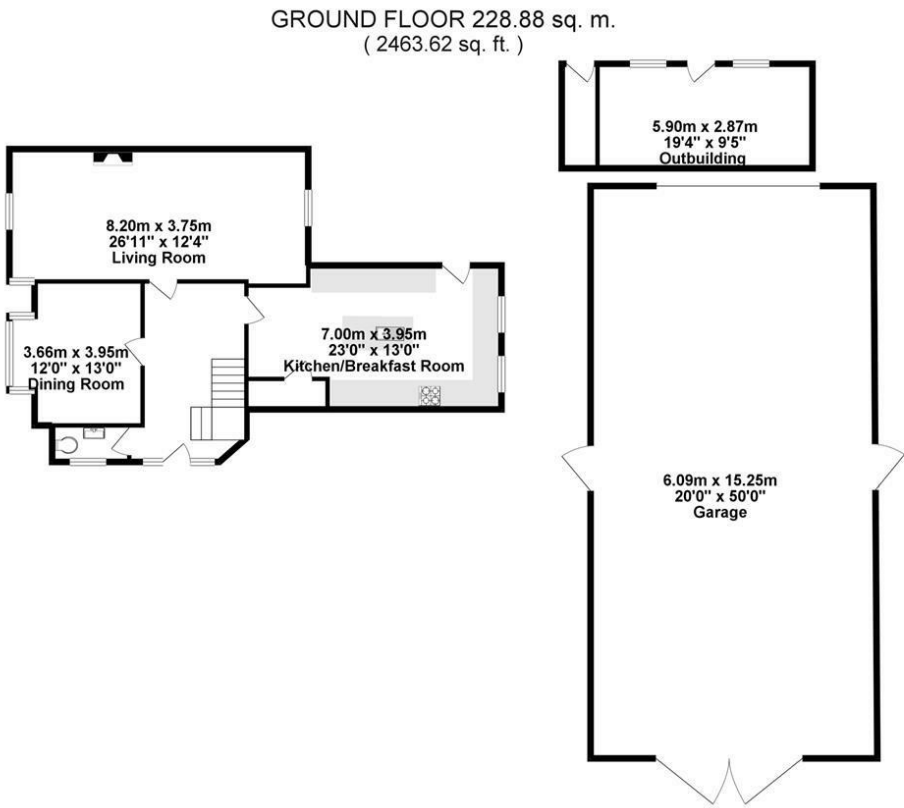
£675,000 - Freehold



Barons Estate Agents are delighted to offer to the market this beautifully presented, rarely available 3 bedroom semi detached family home in a sought after location. The ground floor offers; a large entrance hall, refitted kitchen/breakfast room, utility room, separate dining room, living room and wc. The first floor offers 3 well proportioned bedrooms and a refitted bathroom with 4 piece suite. Externally the property boasts a gated driveway for a number of cars, a large garage/work shop, an outbuilding with power as well as extra storage as well as a non overlooked rear garden. Further benefits include; double glazing, oil heating as well as a highly sought after location. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Rarely Available
- Refitted Kitchen/Breakfast Room
- Large Non Overlooked Rear Garden
- Sought After Location
- Living Room & Separate Dining Room
- Large Garage & Outhouse
- Semi Detached
- Refitted WC and Refitted Family Bathroom
- Driveway Parking



TOTAL FLOOR AREA : 284.54 sq. m. (3062.79 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Hill Cote is located on Aldermaston Road to the North of Basingstoke. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band D

Viewing Arrangements

Viewings are to be arranged 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.