

Eastrop Lane, Eastrop, Basingstoke, RG21 4AR

£675,000 Guide price - Freehold





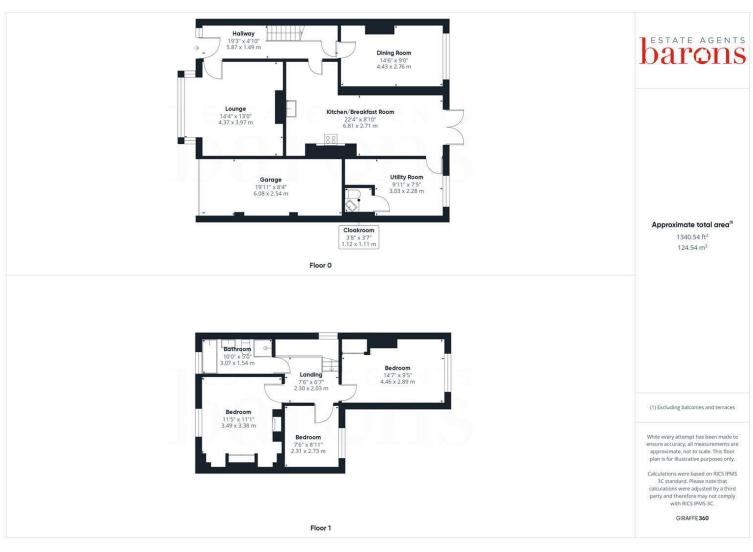




Barons Estate Agents are delighted to present this extended three bedroom, detached family home situated on the desirable Eastrop Lane. The property is situated with 0.5 miles of Basingstoke town centre, and is presented to the market in immaculate condition in our opinion. The accomodation on the ground floor comprises of a welcoming entrance hallway, a lounge, dining room, a refitted kitchen/breakfast room, utility room and cloakroom. Upstairs there's three bedrooms, and a modern four piece family bathroom. Externally, the property boasts a large rear garden (approx. 100ft x 40ft) with patio, lawn and a shed, and a garage and driveway parking to the front. Additional benefits include double glazing throughout and gas central heating. An early viewing would be strongly advised by the vendor's sole agent.

# **Key Points and Features**

- · Extended Detached Family Home
- Refitted Kitchen/Breakfast Room
- Large Rear Garden
- · Three Bedrooms
- · Utility & Cloakroom
- Garage & Driveway Parking
- Lounge & Dining Room
- Four Piece Family Bathroom
- · Desirable Location







		Current	Potenti
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	69	8
England & Wales		U Directiv	2

### Location

The property is set within 1/2 a mile of the town centre and Festival Place, which offers Band E various bars, coffee shops and eateries. The railway station is within 1/2 a mile and provides direct access to London Waterloo for commuters(45 minutes). Junction 6 of the M3 is also accessible within 1 mile giving access to London, Winchester and the New Forest.

#### **Tenure**

Freehold

### **Local Authority**

## **Council Tax Band**

## 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.