



Marshcourt, Lychnpit, Basingstoke, RG24 8UY

£525,000 - Freehold



Barons Estate Agents are delighted to offer to the market this 4 bedroom detached family home in a sought after location. The ground floor offers a double garage and utility. The first floor boasts a lounge with access to the garden as well as a balcony, kitchen, separate dining room, study and wc. The second floor offers 4 bedrooms, family bathroom and en suite. Externally the property benefits from driveway parking for multiple vehicles as well as a private enclosed rear garden. Further benefits include gas central heating, double glazing and a cul-de-sac location. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Detached
 - Study
 - Close to Amenities
- 4 Bedrooms
 - WC, Family Bathroom & En Suite
 - Sought After Location
- 3 Reception Rooms
 - Driveway Parking & Double Garage



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

Marshcourt is situated in Lychpit, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band F

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.