



Cambrian Way, Buckskin, Basingstoke, RG22 5AH

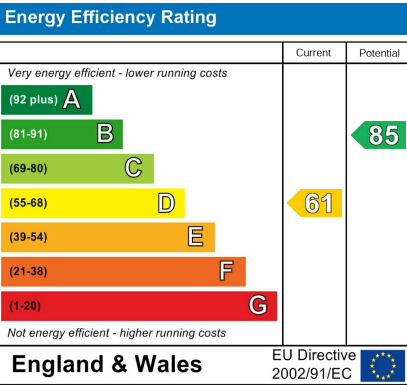
£315,000 Guide price - Freehold



Barons Estate Agents are delighted to present this three bedroom, mid terrace property situated in a cul de sac location. The ground floor accomodation comprises of an entrance hallway with a large storage cupboard, a shower room, kitchen/breakfast room and lounge/dining room which offers access to the garden. Upstairs there's three double bedrooms and a family bathroom. Externally, the property boasts driveway parking and ample communal parking to the front, and at the rear there's an enclosed landscaped garden with a gate, offering easy access to Stratton Park. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Mid Terrace Family Home
 - Lounge/Dining Room
 - Driveway Parking
- Three Double Bedrooms
 - Kitchen/Breakfast Room
 - Landscaped Rear Garden
- Bathroom & Shower Room
 - Hallway with Storage
 - Cul De Sac Location



Location
Cambrian Way is situated within the catchment area of Cranbourne School, rated Ofsted Good with Outstanding feature. Just a five-minute walk away, Stratton Park boasts a brand-new multi-use games area, a playground, six tennis courts, and several grass sports pitches. Down Grange Sports Complex, a 15-minute walk away, features an athletics track and facilities for football, rugby, and hockey. Nearby, you can also enjoy pleasant countryside trails around Kempshott and Pardown, offering stunning views over Basingstoke.

Local Authority
Basingstoke & Deane Borough Council.

Tenure
Freehold.

Council Tax
Band C.

Everything you need is right at your fingertips, with local shops, convenient bus routes, and the Basingstoke Leisure Complex just moments away. The Leisure Complex offers a range of attractions, including the Basingstoke Aquadrome, ice rink, bowling alley, ten-screen cinema, and a variety of dining options. Basingstoke Town Centre is also within easy reach, featuring the Festival Place shopping centre, quick access to London via a mainline train service, and an impressive selection of high street shops, stylish bars, restaurants, and cafes.

Viewing Arrangements
Strictly by appointment with 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.