



Old Worting Road, South Ham, Basingstoke, RG22 6NS

£362,500 Guide price - Freehold



Key Points and Features

-
- Floor 0 Building 1**
- The floor plan includes the following rooms and dimensions:
- Porch:** 6'0" x 1'4" (1.84 x 0.42 m)
 - Hallway:** 6'5" x 1'14" (1.97 x 3.46 m)
 - Kitchen:** 7'10" x 9'6" (2.41 x 2.90 m)
 - Shower Room:** 8'0" x 5'8" (2.44 x 1.74 m)
 - Lounge:** 11'9" x 10'0" (3.60 x 3.05 m)
 - Dining Room:** 10'0" x 12'7" (3.06 x 3.84 m)
 - Conservatory:** 8'4" x 9'1" (2.54 x 2.77 m)



Approximate total area⁽¹⁾

1164 ft²

108.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

A bright, modern living room with a large skylight, a patterned armchair, a wooden coffee table, and a sofa with a pink blanket.

Location

The property is situated on Old Worting Road and gives you access to the Leisure Park which offers a swimming pool, multiplex cinema, ice rink and ten pin bowling, along with various eateries. The acclaimed shopping facilities of Festival Place are within a short drive, offering a wide range of shops and restaurants close by. Basingstoke main line railway is direct to London Waterloo along with easy access to junction 6 and 7 of the M3. The A33 offers links to Reading and the A339 to Newbury.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council

Council Tax

Band D

Viewing Arrangements

Strictly 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.