





Key Points and Features

- Rarely Available
- · 2 Reception Rooms
- · Front & Rear Garden
- Extended
- · Kitchen/Breakfast Room

GROUND FLOOR 564 sq.ft. (52.4 sq.m.) approx.

- 2 Allocated Parking Spaces & Permit Parking
- · Character Property
- Family Bathroom & En Suite
- Sought After Location









MASTER BEDROOM 13'1" x 11'3" 3.98m x 3.42m

1ST FLOOR 578 sq.ft. (53.7 sq.m.) approx.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D		62	83
(21-38) F	G		
Not energy efficient - higher running costs England & Wales		U Directiv 002/91/E0	2 2

Location

Situated within the Basingstoke town centre, the property has all the benefits of Festival Basingstoke & Deane Borough Council Place shopping centre, local parks, and mainline railway station giving access to London Waterloo in 45 minutes. Other features include good access to both Infant, junior, and secondary schools, and both colleges are situated within half a mile. With good road links, the property is ideal for all modern family needs.

Tenure

Freehold

Local Authority

Council Tax

Tax Band C

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.