



Shipton Way, Berg Estate, Basingstoke, RG22 6JX

£395,000 Guide price - Freehold



Barons Estate Agents are delighted to present this extended semi-detached bungalow situated on the Berg Estate. The property has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. The accommodation on the ground floor comprises of a welcoming entrance hallway, a double bedroom, a modern shower room, storage/potential study, an extended, spacious lounge/dining room, extended kitchen/breakfast room, utility room and access to the integral garage. The loft has been converted to a spacious master bedroom with a dressing area and eaves storage. Externally, the bungalow boasts a well maintained rear garden with a sunny aspect, and driveway parking to the front. Additional benefits include gas central heating and uPVC double glazing throughout. A viewing would be strongly recommended by the vendor's sole agent.

Key Points and Features

- Extended Semi Detached Bungalow
- Loft Converted
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Shower Room
- Kitchen/Breakfast Room
- Storage/Study & Utility Room
- Enclosed Rear Garden
- Garage & Driveway Parking



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

Shipton Way is on the Berg Estate which is an established location, benefiting from local shops which include a convenience store, hardware store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Band C

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.