



Westminster Close, Kempshott Rise, Basingstoke, RG22 4PP

£635,000 - Freehold

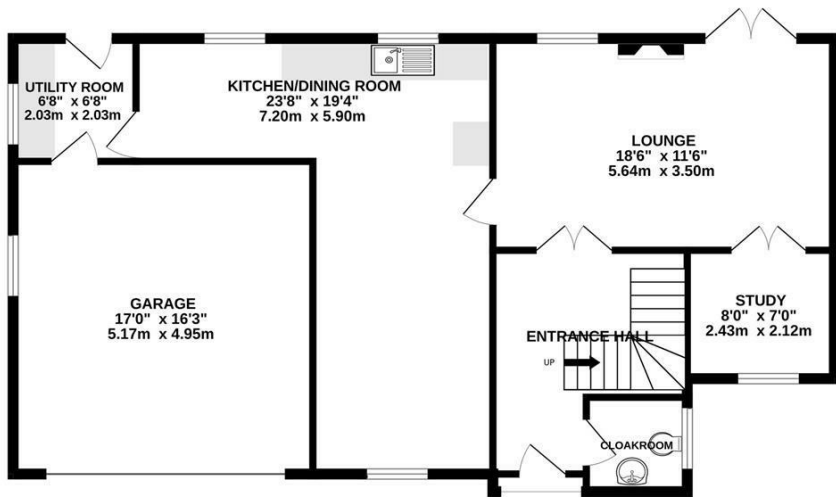


Barons Estate Agents are pleased to bring to the market this family home. The accommodation to the first floor comprises of master bedroom with en suite shower, 3 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, lounge, study, utility room and open plan kitchen/dining/breakfast room. To the front of the property there is a mature garden, double width garage and driveway parking, side access to the rear garden. The rear garden is a corner plot and enjoys a patio, decked area lawn and mature shrubs. Viewing is recommended by the owner's agents.

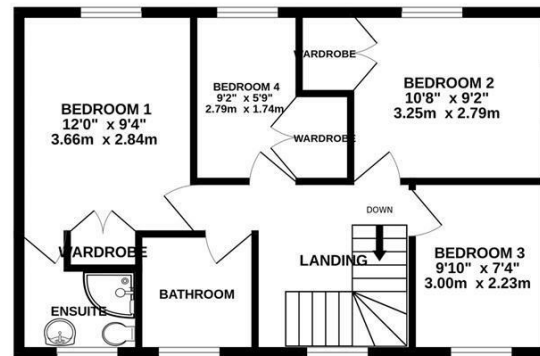
Key Points and Features

- 4 Bedrooms
- Kitchen/Dining Room
- Study
- 2 Bathrooms
- Utility Room
- Double Garage
- Entrance Hall
- Lounge
- Garden

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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
Westminster Close is on the sought after Kempshott Rise development which merges into Hatch Warren which benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's and a John Lewis Store. The town offers an abundance of eateries, pubs, and two theatres'. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

Local Authority
Basingstoke & Deane Borough Council

Council Tax
Band F

Viewing Arrangements
Viewings are to be arranged via Barons Estate Agents, Basingstoke.

Tenure
Freehold

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.