



Falkland Road, Basingstoke, RG24 9PJ

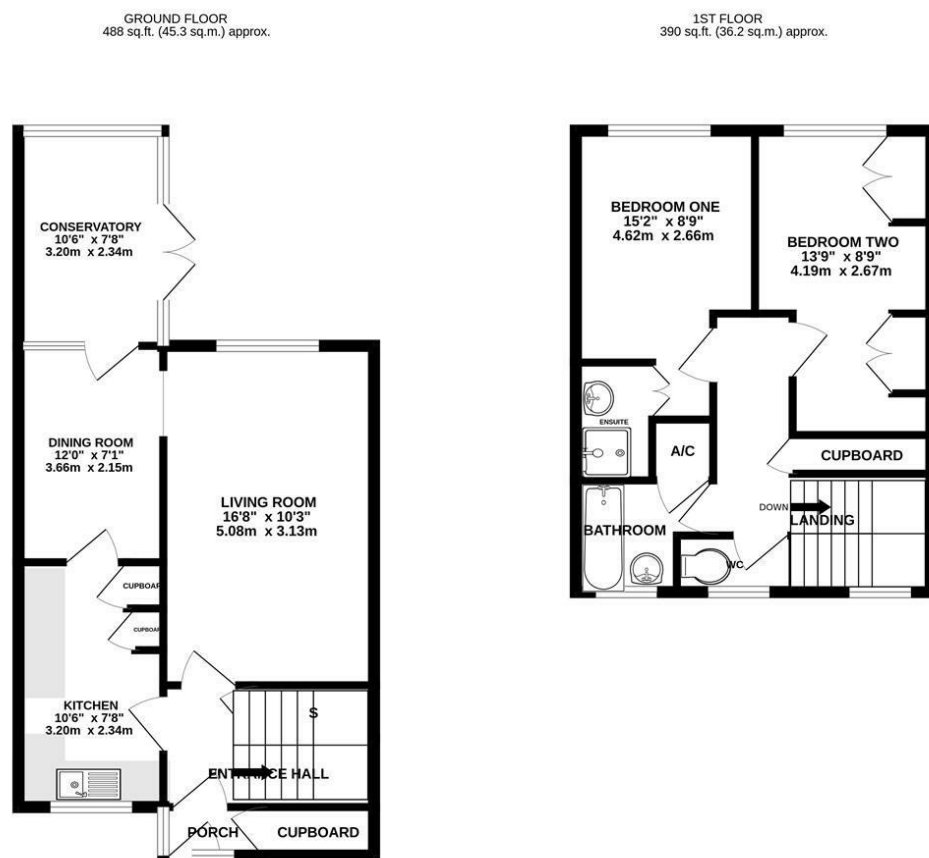
£220,000 - Freehold



Barons Estate Agents are pleased to bring to the market this end of terrace property in need of modernization. The Accommodation to the first floor comprises of 2 bedrooms, bathroom and separate W.C. The ground floor benefits from an entrance porch, hall way, lounge, dining room, kitchen and conservatory. To the front of the property there is a brick pavia area, ideal for parking subject to council approval for a dropped kerb. To the rear there is an enclosed garden with a patio and gravel area for low maintenance. There is also a rear gate to a green area.

Key Points and Features

- NO ONWARD CHAIN
- 2 Bedrooms
- Bathroom
- Separate WC
- Entrance Porch
- Lounge
- Dining Room
- Conservatory
- Garden



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Falkland Road is situated to the North East of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the out door person there are country walks with beautiful woodland walks opposite the property, close by there are golf courses, National Trust properties, eateries and pubs abound.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council

Council Tax

Band B

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.