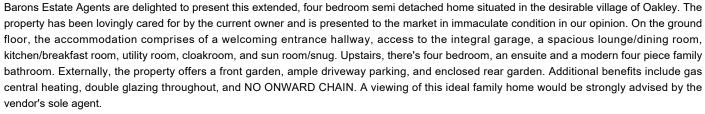


Marlborough Gardens, Oakley, Basingstoke, RG23 7AH

£460,000 Guide price - Freehold





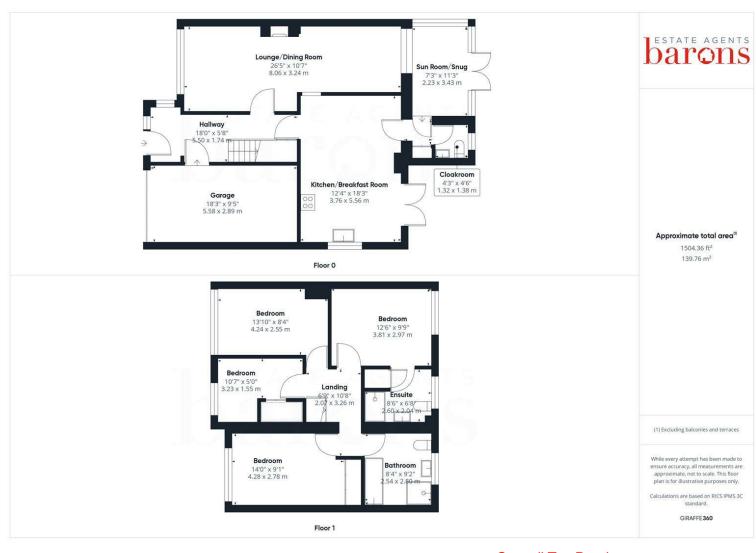
### **Key Points and Features**

- Extended Family Home
- · Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom & En Suite
- Garage & Driveway Parking
- Spacious Lounge/Dining Room
- · Sun Room/Snug
- · NO ONWARD CHAIN













				Current	Potenti
Very energy efficient	- lower runn	ng costs			
(92 plus) A					
(81-91) B				75	84
(69-80)	C			(19)	
(55-68)	D				
(39-54)		E			
(21-38)		F	3		
(1-20)			G		
Not energy efficient -	higher runni	ng costs			

## Location

Oakley Village is situated to the west of Basingstoke, and benefits from a country feel but Band D retains all that's required for modern day living. The village benefits from a number of local shops, Infant and Junior schooling and 2 pubs/restaurants, yet is within 3 miles of Basingstoke, Festival Place, the mainline railway station and the M3 motorway.

#### **Tenure**

Freehold

#### Local Authority

## Council Tax Band

# 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.