



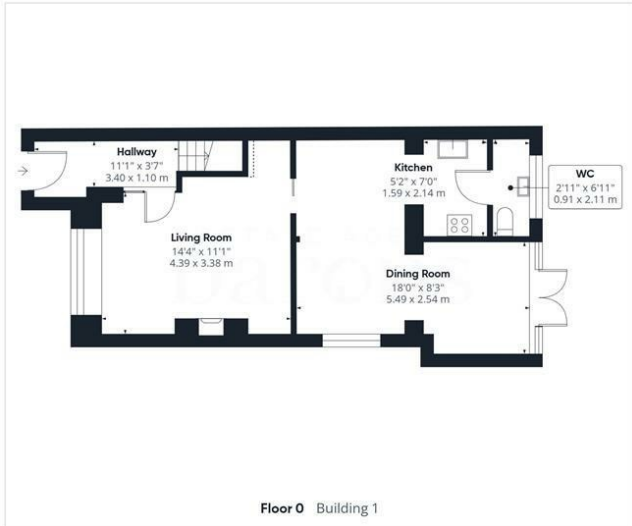
Lyn Court, Eastrop, Basingstoke, RG21 4PY
£330,000 Asking price - Freehold



Barons Estate Agents are delighted to present this NO ONWARD CHAIN three bedroom end-of-terrace family home, ideally located within the popular Eastrop development and within close proximity to the town centre. The ground floor accommodation comprises an extended entrance hall, a lounge, an extended kitchen/diner and a cloakroom. To the first floor are three bedrooms and a bathroom. Externally, the property features a front and rear garden, driveway parking for one vehicle, a workshop and a garage. Additional benefits include gas central heating and double glazing throughout. Viewing is highly recommended and strictly by appointment through the vendor's sole agents.

Key Points and Features

- Eastrop
 - Extended Kitchen/Diner
 - Garage
- 3 Bedroom End Terrace
 - WC
 - Driveway For One Vehicle
- Lounge
 - Front and Rear Garden
 - NO ONWARD CHAIN



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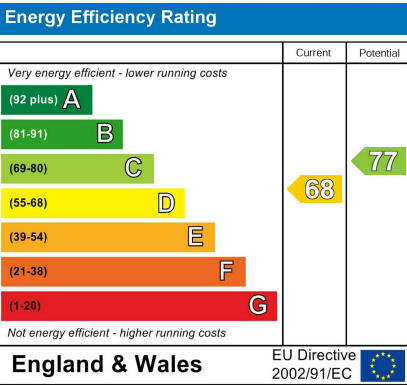
Approximate total area¹⁾
1017 ft²
94.7 m²
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Location

Lyn Court is situated in the popular Eastrop area. The property is set within 1/2 a mile of the town centre and Festival Place, which offers various bars, coffee shops and eateries. The railway station is within 1/2 a mile and provides direct access to London Waterloo for commuters (45 minutes). Junction 6 of the M3 is also accessible within 1 mile giving access to London, Winchester and the south coast.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Band C

Viewing Arrangements

Viewings are to be arranged 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.