



Buckland Avenue, Berg Estate, Basingstoke, RG22 6JH

£415,000 - Freehold



Barons Estate Agents are delighted to present to the market, this 3 bedroom semi-detached bungalow situated in the ever popular Berg Estate. The accommodation comprises of a porch, entry hall, 3 well proportioned bedrooms, refitted family bathroom, lounge/dining room, refitted kitchen, sunroom and utility area. Externally the property offers a front garden, a private enclosed rear garden, driveway parking and garage. Further benefits include gas central heating, double glazing and a sought after location. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- Semi Detached Bungalow
- Refitted Kitchen
- Garage & Driveway Parking
- 3 Bedrooms
- Utility Area
- Sought After Location
- Lounge/Dining Room
- Private Enclosed Rear Garden
- Close to Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Buckland Avenue is located on the Berg Estate and is located in an established location, benefiting from local shops which include a convenience 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

Strictly by appointment only 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.