



## 32 POYNTZ ROAD BASINGSTOKE

£1,500 Per

Situated on the charming Poyntz Road in Overton, Basingstoke, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

The property benefits from a well-proportioned kitchen and separate utility room with downstairs cloakroom attached. The entrance hallway leads to a spacious living room following into a bright and airy conservatory.

This property also boasts one family bathroom, ensuring convenience for all residents. Outside, the garage provides additional storage, while the driveway accommodates up to three cars, making it an excellent choice for households with multiple vehicles.

With its desirable location in Overton, residents can enjoy a peaceful community atmosphere while still being within easy reach of local amenities and transport links. This semi-detached house is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D      Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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