



Primrose Close, North Waltham, Basingstoke, RG25 2FJ

£390,000 - Freehold

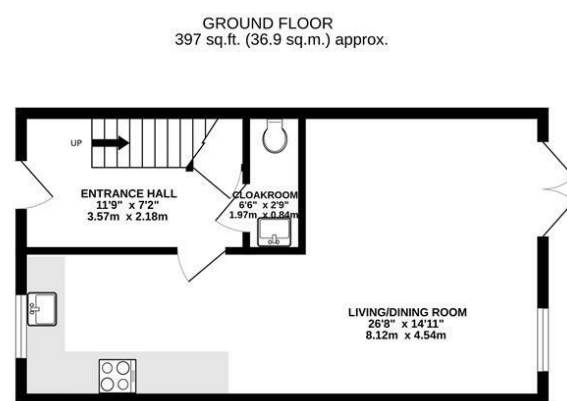
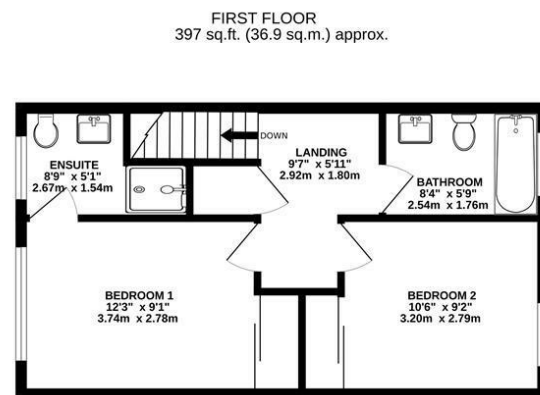


Barons Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this rarely available two bedroom home in the sought after village of North Waltham. The first floor benefits from a family bathroom, storage cupboard and two double bedrooms, one of which has an en-suite.

The ground floor boasts a spacious entrance hall, cloakroom and open plan living/kitchen area which leads out to the rear garden. To the front of the property there is an area of lawn with shrub beds and path to the front door. The rear garden is fully enclosed and has been landscaped, boasting raised well stocked flower beds, water feature, full width patio and side access leading to the allocated parking for 2 cars. An early viewings is highly recommended by the vendors sole agent.

Key Points and Features

- NO ONWARD CHAIN
- En suite
- Open Plan Living Area
- Two Double Bedrooms
- Cloakroom
- 2 Allocated Parking Spaces
- Family Bathroom
- Entrance Hall
- Enclosed Rear Garden



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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

North Waltham is a village and civil parish in the borough of Basingstoke and Deane in Hampshire, England. It is located around 6 miles (9.7km) southwest of Basingstoke and just north of the M3 motorway. There is a main line train line within Basingstoke which provides a direct line to London Waterloo, taking approximately 45 minutes. Winchester can be accessed via the a33 and with its range of boutique shops, bars, eateries and historical artifacts is a great place to spend a day. The village itself is home to a pond, shop, Victorian primary school, recreation ground and The Fox pub/restaurant, all within close proximity.

Local Authority

Basingstoke and Deane Borough Council.

Tenure

Freehold
Estate management charges are approximately £1158.09 per annum

Council Tax

Band D

Viewing Arrangement

Strictly by appointment with 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.