



Dudley Close, Winklebury, Basingstoke, RG23 8BP

£250,000 - Freehold



Barons Estate Agents are delighted to present to the market WITH NO ONWARD CHAIN this three bedroom end of terrace family home, situated in Winklebury. The ground floor enjoys an entrance lobby, cloakroom, lounge, and kitchen/dining room. The accommodation to the first floor comprises of 3 beds and bathroom. To the front of the property there is an enclosed garden laid to lawn. The rear garden is enclosed and laid to lawn with an integral store cupboard, a sheds along with rear access. The property currently has a tenant in situ paying £1400 PCM so is a very attractive purchase for an investor. An early viewing is highly recommended by the owners sole agents.

### Key Points and Features

- NO ONWARD CHAIN
- Kitchen/Dining Room
- Front & Rear Gardens
- End of Terrace
- Lounge
- Close to Amenities
- 3 Bedrooms
- Family Bathroom & WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Dudley Close is located on the northern side of Basingstoke, benefiting from local shops, schools and open countryside. Basingstoke Town Centre is within 3 miles with Festival Place shopping centre, and mainline station giving access to London Waterloo in 45 minutes. Other facilities within 2 miles include Basingstoke Leisure Park which hosts an array of sporting facilities including swimming, Ice skating and bowling.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### 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.