



**Wiltshire Crescent, Basingstoke, Hampshire,
RG22 5FD**

Offers In The Region Of £350,000

LODDON PROPERTIES are delighted to offer this spacious and beautifully presented three-bedroom family home, recently redecorated throughout and offered to the market with NO ONWARD CHAIN, situated in the sought-after Highfields development within the popular Kempshott area of Basingstoke. The accommodation comprises a generous principal bedroom with en-suite shower room, a further double bedroom, and a versatile third bedroom which would make an ideal child's room, guest room, or home office. The property also benefits from a modern family bathroom and a convenient downstairs cloakroom. To the ground floor, there is a fitted kitchen/dining room with double patio doors opening onto the private enclosed rear garden, creating an ideal space for both everyday living and entertaining. The spacious lounge provides a bright and comfortable living area with plenty of natural light throughout. Externally, the property benefits from a private enclosed rear garden and allocated parking. Wiltshire Crescent is ideally positioned within the highly desirable Highfields development, offering easy access to a range of local amenities including a convenience store, pharmacy, public house, and well-regarded schools. Basingstoke town centre and Festival Place are just a short drive away, providing extensive shopping, dining, and leisure facilities. The mainline railway station offers regular services to London Waterloo in approximately 45 minutes, while the M3 motorway is easily accessible via Junctions 6 and 7, making this an excellent location for commuters. Early viewings are highly recommended. Contact Loddon Properties today to arrange your personal viewing appointment. OPEN DAY: 27TH JUNE
TENURE: FREEHOLD COUNCIL TAX BAND: C EPC RATING: D





- THREE BEDROOM SEMI-DETACHED HOUSE
- MODERN KITCHEN WITH APPLIANCES
- DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING

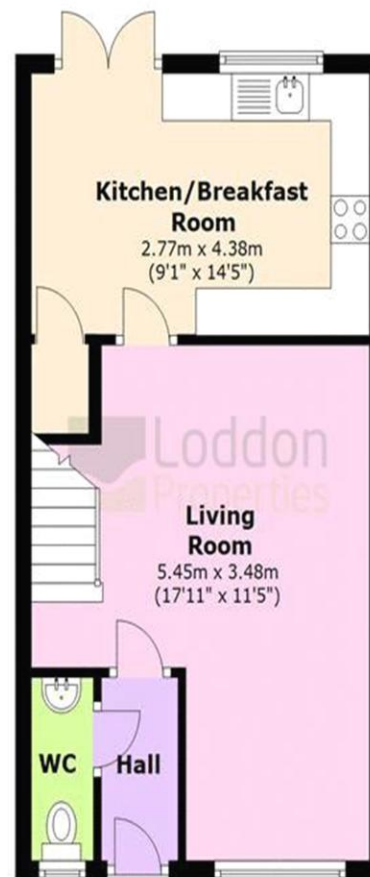


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



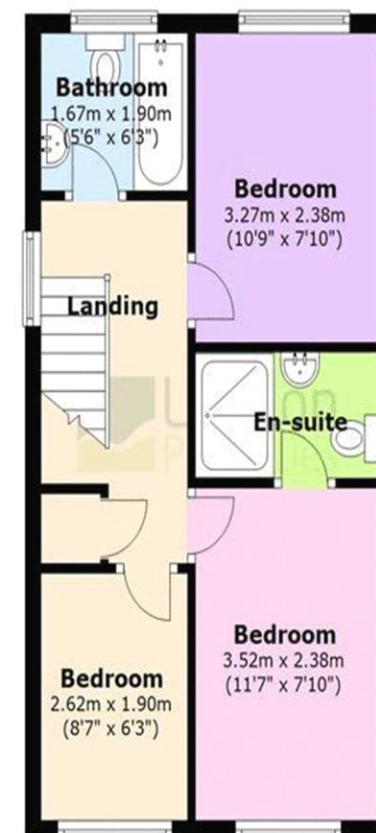
Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such..Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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