



Gainsborough Road, Basingstoke, RG21 3EG

£285,000 - Freehold



Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN this three bedroom, end of terrace property, situated in Black Dam. The property is in need of refurbishment throughout. Internally on the ground floor, the accommodation comprises of an entrance hallway with storage, a cloakroom, kitchen/dining room, lounge and conservatory which offers access to the garden. Upstairs there's three bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden, and ample communal parking. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- NO ONWARD CHAIN
- 3 Bedrooms
- Family Bathroom
- End of Terrace
- Living Room
- Front & Rear Gardens
- In Need of Refurbishment
- Kitchen/Dining Room
- Close to Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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

Gainsborough Road gives easy access to M3, A30, A303 and A33 along with a main line railway to London Waterloo. Festival Place offers extensive shopping facilities including Marks and Spencers, and a Waitrose store. There is an abundance of bars and restaurants, two theatres and within a short drive is the Leisure Park providing an ice rink, swimming pool, bowling ally and multi screen cinema. For the keen golfer numerous courses surround the town, as do picturesque walks and village pubs.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

Viewing Arrangements

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.