



Elgar Close, Basingstoke, RG22 4DN

£300,000 - Freehold



Barons Estate Agents are delighted to present to the market WITH NO ONWARD CHAIN this 3 bedroom mid terrace family home situated in Brighton Hill. Internally, the property features a porch, hallway, a spacious lounge/dining room, kitchen, three bedrooms and a family bathroom. Externally, the property boasts front and rear gardens as well as a garage to the rear with access from the garden. The property also offers an additional parking space in front of the garage as well as ample communal parking. With the additional benefits of gas central heating and double glazing throughout, an early viewing is strongly advised.

Key Points and Features

- NO ONWARD CHAIN
- Kitchen
- Garage
- 3 Bedrooms
- Family Bathroom
- Parking
- Lounge/Dining Room
- Front & Rear Gardens
- Close to Amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(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

Elgar Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

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.