



Kenilworth Road, Basingstoke, RG23 8JN

£275,000 - Freehold

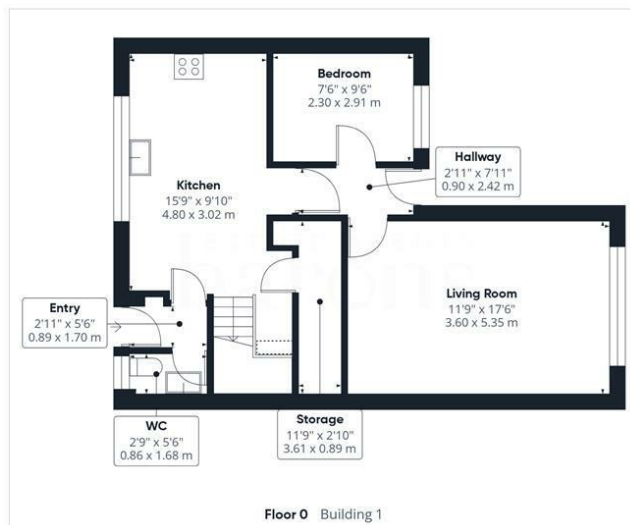


25% DEPOSIT MINIMUM AS LIMITED LENDORS AVAILABLE

Barons Estate Agents are delighted to present this three/four bedroom, mid terrace family home, situated on Kenilworth Road. Internally on the ground floor, the accommodation comprises of an, entrance hallway, a lounge, a spacious kitchen/dining room, bedroom 4/study and WC. Upstairs there are three bedrooms, and a family bathroom. Externally, the property features an enclosed rear garden with a sunny aspect, front garden with brick built storage and ample communal parking. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- 3/4 Bedrooms
- Lounge
- Communal Parking
- Mid Terrace
- WC & Family Bathroom
- Close to Amenities
- Kitchen/Dining Room
- Front & Rear Gardens



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Approximate total area¹⁾
1027 ft²
95.1 m²
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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

Kenilworth Road 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 B

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.