Arlott Drive, Basingstoke, Basingstoke, RG21 5GU

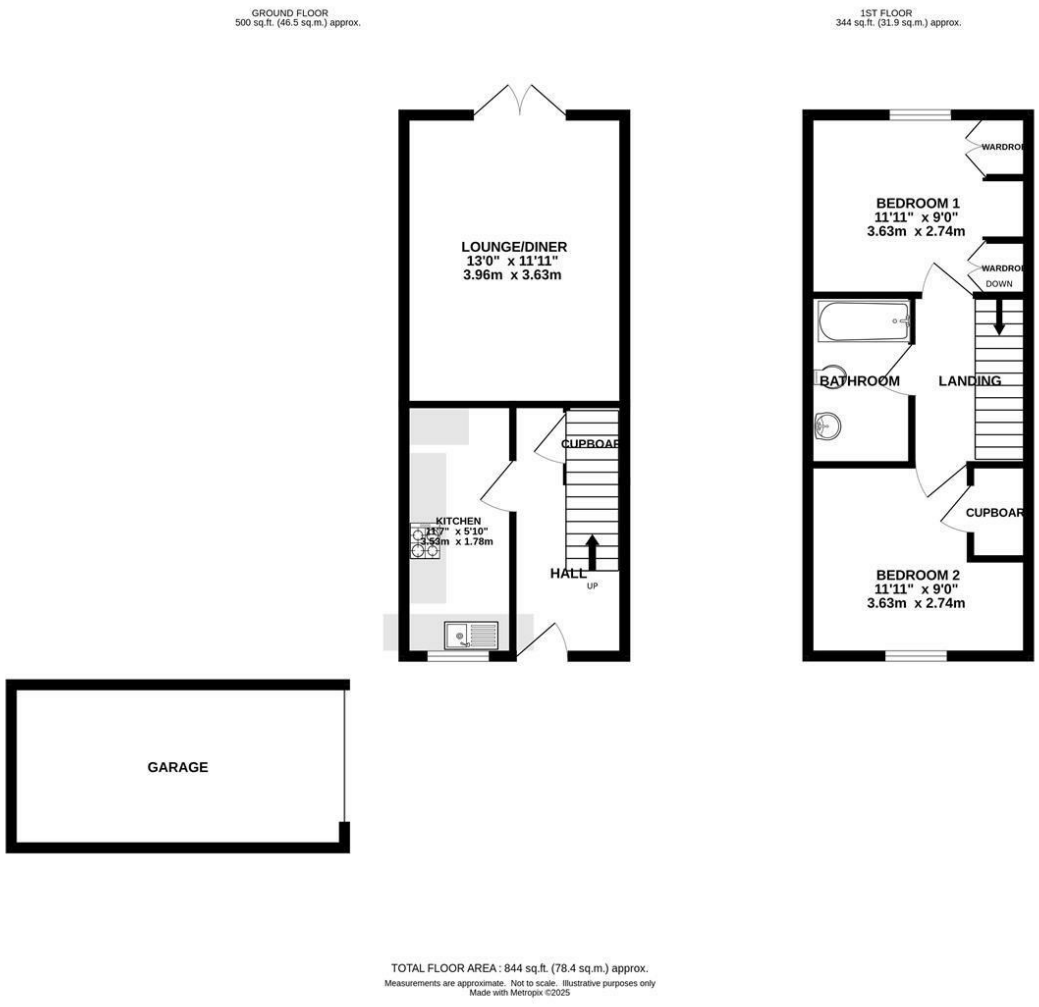
£300,000 Offers over - Freehold

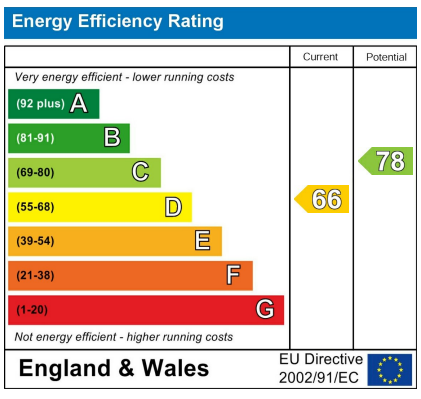
Barons Estate Agents are delighted to present this beautifully presented two-bedroom mid-terrace home, ideally situated in the centrally located South View area, just a short walk from the heart of Basingstoke.

This ready-to-move-into, smoke-free property offers well-proportioned and modern living throughout. The ground floor features a welcoming entrance hall, a stylish kitchen complete with integrated appliances, and a spacious lounge/diner - perfect for both relaxing and entertaining.
Upstairs, the property features two generous double bedrooms with built in wardrobes, and a modern three-piece family bathroom, all finished to a high standard. The second bedroom is currently utilised as a spacious home office, making it an ideal setup for those working remotely or seeking a flexible living space.
Externally, the home continues to impress with a generous enclosed rear garden, ideal for outdoor dining or family use. To the front, the property benefits from two allocated parking spaces, including a spacious garage ideal for storage or potential gym use, as well as additional driveway parking.

## Key Points and Features

- Mid Terrace
- Modern Kitchen
- Enclosed Rear Garden
- Two Double Bedrooms
- Lounge/Diner
- Parking
- Entrance Hall
- Modern Bathroom
- Garage






## Location

The property is positioned within a mile of Basingstoke Town Centre and the modern Waitrose that has come into the area. You are adjacent to a park area with ample green space for children and pets to also enjoy. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South Coast. The area is well-served by public transport, with local bus stops close by, including the 655 service to Chineham and the 15 route to Basingstoke Central Bus Station.
There are well-regarded schools nearby such as The Vyne and Southview infant/junior and colleges within the area which include BCOT and QMC.

## 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.