



Sarum Hill, Basingstoke, RG21 8ST

£325,000 Offers in excess of - Freehold



Barons Estate Agents are delighted to offer to the market WITH NO ONWARD CHAIN this rarely available, 3 bedroom character home situated within the heart of Basingstoke town centre. On the ground floor the property offers an entrance hall, 2 reception rooms as well as a kitchen/breakfast room. On the first floor the property boasts 3 well proportioned bedrooms and family bathroom. Externally the property boasts driveway parking as well as a larger than average, non overlooked rear garden. Further benefits include a convenient town centre location, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- NO ONWARD CHAIN
- 3 Bedrooms
- Family Bathroom
- Mid Terrace
- 2 Reception Rooms
- Driveway Parking
- Character Property
- Kitchen
- Private Enclosed Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

The property is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station to London Waterloo in 45 minutes.

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.