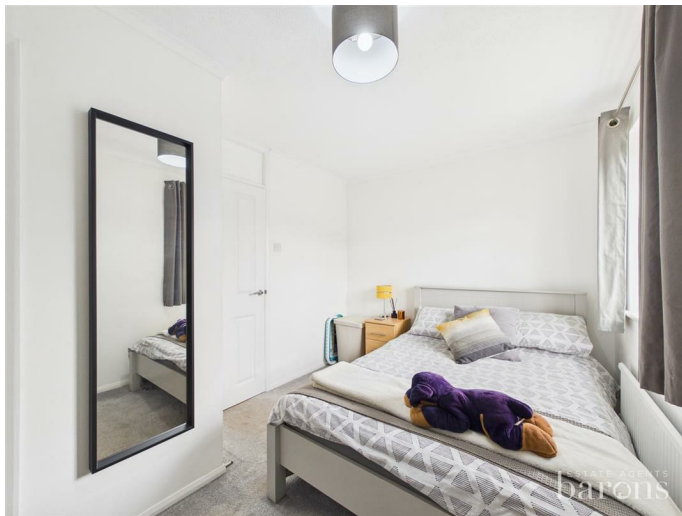




Paterson Close, Hatch Warren, Basingstoke, RG22 4NX

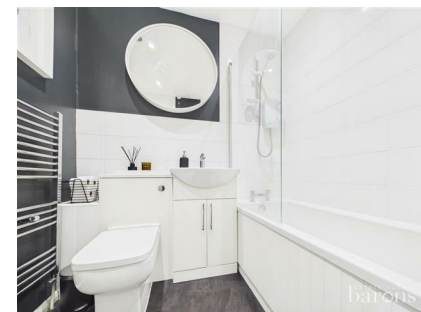
£295,000 - Freehold



Barons Estate Agents are delighted to present this two bedroom home, situated in a cul de sac location. The ground floor benefits from an entrance hall, refurbished kitchen, living/dining room and access to the garden. To the first floor you will find a refitted family bathroom and two double bedrooms. Externally, the property features an enclosed rear garden and garage. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

### Key Points and Features

- 2 Bedrooms
- Living/Dining Room
- Garage
- Entrance Hall
- Family Bathroom
- Cul de sac location
- Kitchen
- Enclosed Rear Garden



### Location

Paterson Close is located within the sought after Kempshott Rise development which merges into Hatch Warren which benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's and a John Lewis Store. The town offers an abundance of eateries, pubs, and two theatres'. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

Viewings are to be arranged via the vendor's sole 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.