



Ketelbey Rise, Old Hatch Warren, Basingstoke, RG22 4PE

£270,000 - Freehold



Barons Estate Agents are pleased to bring to the market this rarely available and extended one bedroom semi-detached bungalow. The property comprises of an entrance hall, double bedroom with large wardrobe space, bathroom, open plan living room which leads to the extended kitchen and dining room. The property has been fully refurbished with all new double glazing and heating. Externally the property benefits from a driveway and enclosed rear garden with side access. Additional features include a cul-de-sac location and velux windows in both reception rooms and the bathroom. An early viewing is highly recommended by the vendors sole agent.

### Key Points and Features

- One Double Bedroom
- Kitchen in Extension with Vaulted Ceilings
- Living Room
- Cul-de-sac Location
- Semi-Detached Bungalow
- Velux Windows and Double Glazing
- Enclosed Rear Garden
- Fully Renovated
- Bathroom
- Driveway Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
	EU Directive 2002/91/EC	

### Location

Ketelbey Rise is situated to the south of the town centre and gives access to junction 6 and 7 of the M3. The Main line railway is within a short drive with a 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

### 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.