



Balmoral Way, Hatch Warren, Basingstoke, RG22 4YB

£280,000 - Freehold



Barons Estate Agents are delighted to offer to the market this 2 bedroom family home situated in a cul-de-sac location. The ground floor offers an entrance hall, kitchen and spacious living/dining room with French doors opening onto the enclosed rear garden. The accommodation to the first floor comprises of 2 double bedrooms with built in wardrobes and a family bathroom. Externally, the property benefits from 2 allocated parking spaces to the front, along with an 2 additional visitor bays. Further features include gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- 2 Bedrooms
- Kitchen
- 2 Allocated Parking Spaces
- Cul-de-sac Location
- Entrance Hall
- Family Bathroom
- Visitor Parking
- Lounge/ Dining Room
- Gas Central Heating
- Enclosed Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>72</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>	EU Directive 2002/91/EC	

### Location

Balmoral Way is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. 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

Strictly by appointment through 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.