



Ellington Drive, Brighton Hill, Basingstoke, RG22 4EX

£305,000 Offers over - Freehold



Barons Estate Agents are delighted to bring to the market this well-presented 2 bedroom home. The ground floor benefits from an entrance porch, large living room and a kitchen/ dining room. To the first floor there are 2 double bedrooms, a family bathroom and a large storage cupboard. Externally, the property features an enclosed rear garden with rear access to driveway parking for 2 cars. Additional features include double glazing and gas central heating. An early viewing is highly recommended by the vendors sole agent.

Key Points and Features

- Terraced
- Living Room
- Enclosed Rear Garden
- 2 Double Bedrooms
- Kitchen/Dining Room
- Driveway Parking for 2 cars
- Family Bathroom
- Entrance Porch
- Storage Cupboard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
	EU Directive 2002/91/EC	

Location

Ellington Drive is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with 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 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.