



Falkland Road, Basingstoke, RG24 9PN

£300,000 Asking price - Freehold



Barons Estate Agents are delighted to present this three bedroom, end of terrace property with NO ONWARD CHAIN. The ground floor offers a welcoming entrance hall, a spacious lounge, a separate dining area, a kitchen and a WC. The first floor benefits from three well proportioned bedroom and a family bathroom. Externally, the property benefits from a low-maintenance rear garden, a front garden, a garage, and driveway parking. Further advantages include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- Lounge
- Front & Back Garden
- End Of Terrace
- Dining Room
- Driveway
- Three Bedrooms
- Kitchen
- Garage



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>	EU Directive 2002/91/EC	

### Location

Falkland Road is situated to the North East of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries and pubs around.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band C

### Viewing Arrangements

Viewings are to be arranged via 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.