



Blackwater Close, Eastrop, Basingstoke, RG21 4QB

£340,000 - Freehold



Barons Estate Agents are delighted to present to the market this well-presented and extended three-bedroom family home, offering spacious and practical accommodation ideal for modern living. On the ground floor the property offers an entrance hall, lounge, kitchen/dining room and wc. front and rear gardens. The first floor offers 3 bedrooms and family bathroom. Externally the property boasts a garage with parking as well as front and rear gardens. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- 3 bedrooms
- Lounge
- Radiator Heating
- Bathroom
- Kitchen/Dining Room
- Garden
- Entrance Hall
- Cloakroom
- Garage



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



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
	68	84

### Location

The property is situated approximately half a mile from the town centre and the acclaimed Festival Place shopping centre with its array of shops including Marks and Spencer and a Waitrose store along with numerous eateries, theatres and museum. Basingstoke Railway station gives access to London Waterloo in 45 minutes, there are an abundance of schools for all ages and Basingstoke College of Technology is within 300 yards along with a doctors surgery and pharmacy. Basingstoke Leisure centre is also situated within a mile, offering swimming, ice skating, bowling and much more, making this property ideal for a growing family, and commuter. For the keen walker there are an abundance of country walks and historic sites within a short drive and for the golfer a number of quality courses.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Tax Band C

### 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.