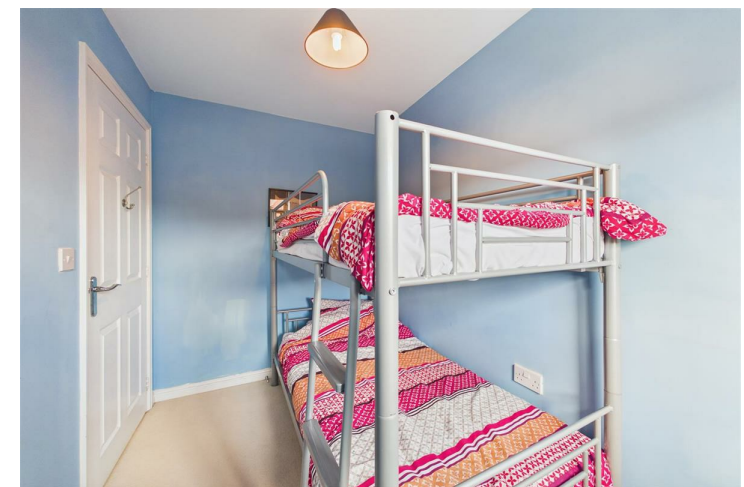




Vernhams Mews, Rooksdown, Basingstoke, RG24 9GE

£275,000 Asking price - Freehold



Barons Estate Agents are delighted to present to the market this well-presented two-bedroom mid-terrace property, ideally situated in the sought-after area of Rookdown and within walking distance of the hospital. The ground floor features a spacious entrance hallway, a kitchen, a living room, and a WC. On the first floor, the property offers two good-sized bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and allocated 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

- Mid Terrace Property
- Living Room
- Enclosed Rear Garden
- 2 Bedrooms
- WC
- Allocated Parking Space
- Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Vernhams Mews is situated in the popular development of Rookdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Band C

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

Tenure

Freehold

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.