



ESTATE AGENTS

Hillary Road, Basingstoke, RG21 5TN

£375,000 - Freehold



Barons Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this three bedroom family home. The ground floor features an entrance hall, spacious living and dining room, kitchen, sunroom and integrated garage. To the first floor the property comprises three double bedrooms and a family bathroom. Externally the property benefits from driveway parking and a south facing rear garden. Additional features include double glazing and gas central heating. An early viewing is highly recommended by the vendors sole agent.

Key Points and Features

- 3 Double Bedrooms
- Integrated Garage
- Sunny Aspect Garden
- Spacious Lounge/Dining Room
- Sunroom
- Driveway Parking
- Kitchen
- Family Bathroom
- NO ONWARD CHAIN



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		EU Directive 2002/91/EC	

Location

Hillary Road is positioned within 0.5 miles of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

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.