



ESTATE AGENTS

Birches Crest, Hatch Warren, Basingstoke, RG22 4RP

£345,000 - Freehold



Barons Estate Agents are pleased to bring to the market this semi detached family home. The accommodation to the ground floor enjoys an entrance hall with stairs to the first floor, cloakroom, lounge and kitchen dining room. The first floor benefits from 3 bedrooms and a shower room. Outside to the front there is parking for 2 cars and a further allocated parking space. There is side access to the rear garden which is fully enclosed with a patio, shrub beds and laid to lawn. With No Onward Chain this property must be viewed.

Key Points and Features

- 3 Bedrooms
- Shower Room
- Entrance Hall
- Cloakroom
- Lounge
- Kitchen/Dining Room
- Double Glazed
- Garden
- Parking For 3 Cars



The chart displays the current energy efficiency rating for England & Wales, which is 74, and the EU Directive requirement of 79. The ratings are categorized into seven levels: A (Very energy efficient), B, C, D, E, F, and G (Not energy efficient). Each level is associated with a color-coded box and a range of scores in parentheses.

| Rating | Score Range | Current | Potential |
|--------|-------------|---------|-----------|
| A | (92 plus) | 74 | 79 |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |

Not energy efficient - higher running costs

Location

Location
Birches Crest is situated on a small development which is on the west side of the town centre. Local schools are nearby which include St Marks, Busy Bee Nursery and colleges including BCOT and QMC. Local villages of Dummer and North Waltham are a relatively short drive away which offer country pubs and fantastic rural walks. Basingstoke town provides a wealth of amenities which include Festival Place shopping centre, eateries, bars, pubs and mainline train line to London. The M3 is also accessible from junction 7 giving good access to the South Coast and London.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band D

Viewing Arrangements

Viewing Arrangements
Viewings are strictly by appointments only via Barons Estate Agents

Extra Services

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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.