



Heathfield, Basingstoke, RG22 4PA

£274,000 - Freehold





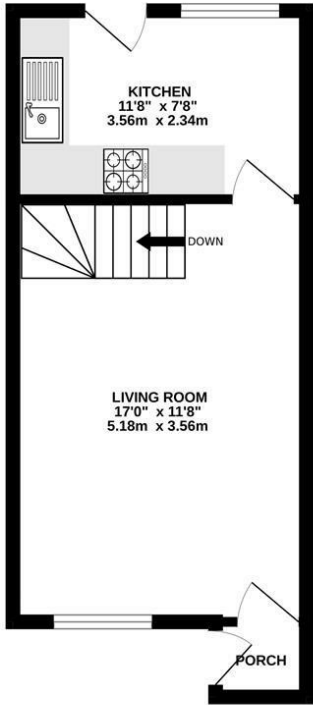
Barons Estate Agents are pleased to offer this mid terrace property. The first floor enjoys 2 bedrooms and a bathroom. The ground floor benefits from an entrance porch, lounge and kitchen. To the front of the property there are 2 allocated parking spaces and an area of lawn. The rear garden is fully enclosed and enjoys a great deal of privacy along with a patio and lawn.

### Key Points and Features

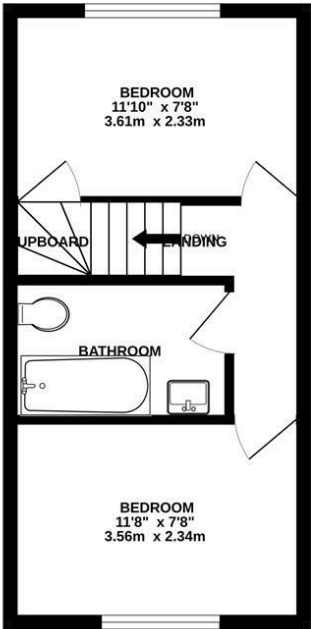
- 2 Bedrooms
- Lounge
- Double Glazed
- Bathroom
- Kitchen
- Garden
- Entrance Porch
- Gas Radiator Heating
- Allocated Parking



GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Miroviz 12/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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

Heathfield is situated on the west side of Basingstoke giving access to local schools, shops, retail parks, town centre shopping at Festival Place and several sporting facilities including Down Grange, Golf Club and Basingstoke Leisure Park. The M3 Motorway and Basingstoke Railway Station are both situated within a couple of miles of the property, offering good access to London, the South and South West, making it ideal for the first time buyer, young family or investor.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council.

### Council Tax

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.