



Coronation Road, Basingstoke, RG21 4HA

£297,500 - Freehold



No Onward Chain. Barons Estate Agents are pleased to bring to the market this period property in need of some modernisation. The accommodation to the first floor comprises of 2 bedrooms and a 4 piece bathroom. The ground floor benefits from an enclosed entrance porch leading to the open plan lounge dining room and through to the kitchen. To the front of the property there is a small garden enclosed by a dwarf brick wall. The rear garden is enclosed and enjoys a patio area, lawn and flower beds with rear access.

### Key Points and Features

- No Onward Chain
- Entrance Porch
- Radiators
- 2 Bedrooms
- Lounge / Dining Room
- Double Glazed
- 4 Piece Bathroom
- Kitchen
- Garden



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2020



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>	67	77
(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	

### Location

Coronation Road is situated within walking distance of the Town Centre offering easy access to the wealth of facilities and amenities available in Basingstoke. These include the Mainline train line to London Waterloo, Festival place shopping centre and a host of bars, clubs and eateries. The M3 can be accessed with relative ease and good bus services support Basingstoke's transport links.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

Viewings are via the vendors sole agents, 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.