



Minden Close, Chineham, Basingstoke, RG24 8TH

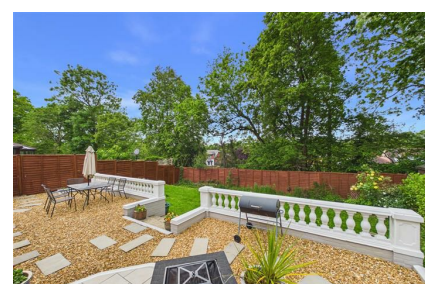
£475,000 Offers over - Freehold



Barons Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this three-bedroom detached property situated in the sought-after location of Chineham. The ground floor offers a welcoming entrance hall, a spacious dual-aspect lounge, a modern fitted kitchen/diner, and a cloakroom. The first floor comprises three bedrooms, including a principal bedroom with an en-suite, as well as a newly fitted family bathroom. Externally, the property boasts a large and private rear garden and driveway parking. Additional benefits include a garage, gas central heating and double glazing throughout. An early viewing of this ideal family home is strongly advised by the vendor's sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- Spacious Lounge
- Driveway Parking
- Sought After Location
- Modern Family Bathroom
- Garage
- Modern Kitchen/Diner
- Large Rear Garden
- Cloakroom



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>		
(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
		<b>84</b>
	<b>70</b>	

### Location

Minden Close is in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band E

### 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.