



ESTATE AGENTS

Cotswold Close, Buckskin, Basingstoke, RG22 5BA

£260,000 Guide price - Freehold



Barons Estate Agents are delighted to present this four bedroom, mid terrace family home, situated in a cul de sac location. The ground floor accommodation comprises of an entrance hall, cloakroom/utility, dining room, lounge and kitchen. Upstairs there are four bedrooms, and a family bathroom. Externally, the property boasts an enclosed rear garden, garage with parking in front, and ample communal parking. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Mid Terrace Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Garage
- Family Bathroom & Cloakroom
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Viewing Advised



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	70
(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

Cotswold Close benefits from local shops, Stratton Park and is in close proximity to bus routes, and Basingstoke Leisure Complex. This includes a 10 screen cinema, swimming pool, ice rink, bowling, restaurant and Milestones Museum. Basingstoke Town Centre offers Festival Place shopping centre, a mainline train line to London Waterloo and a vast selection of bars, restaurants and eateries.

Local Authority

Basingstoke & Deane Borough Council.

Tenure

Freehold.

Council Tax

Band C.

Viewing Arrangements

Strictly by appointment with 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.