



Warwick Road, Winklebury, Basingstoke, RG23 8EB

£230,000 - Freehold

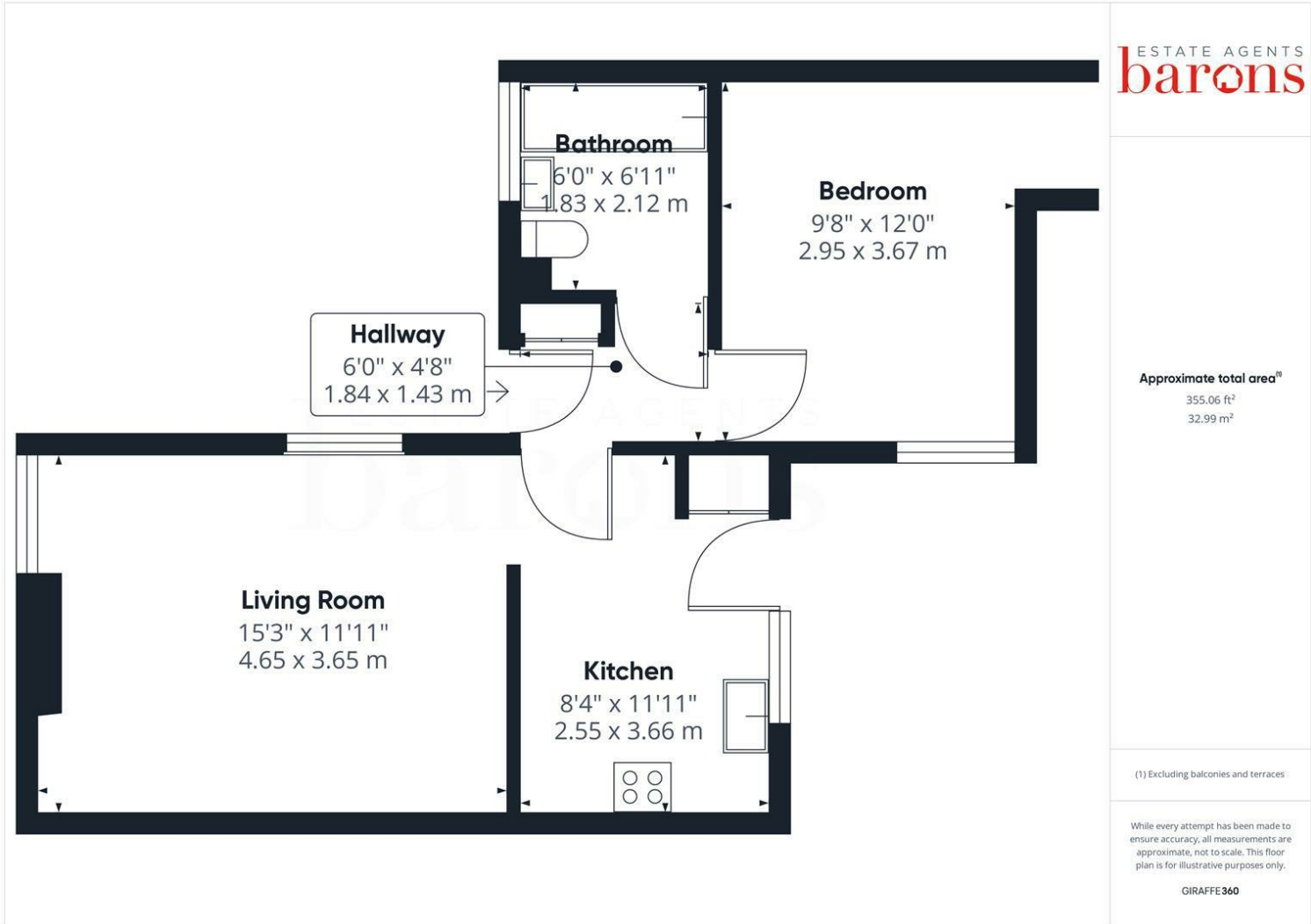




Barons Estate Agents are pleased to present WITH NO ONWARD CHAIN this rarely available 1 bedroom, semi detached bungalow situated in the ever popular Winklebury. The accommodation comprises of an entrance hall leading into a lounge/dining room, kitchen, double bedroom and a bathroom. Externally the property offers a sunny aspect, enclosed low maintenance rear garden, along with an enclosed front garden and communal parking nearby. With gas radiator heating and double glazing throughout, viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- NO ONWARD CHAIN
- Lounge/Dining Room
- Enclosed Front & Rear Gardens
- Bungalow
- Kitchen
- Rarely Available
- 1 Double Bedroom
- Bathroom



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

Warwick Road is located on the north-west side of Basingstoke with the outer Ring Road giving access to the A339 to Newbury, A33 to Reading and M3 to London and the south coast. The mainline railway to London Waterloo is only a short drive away. Local schools include Winklebury Infant and Junior and Castle Hill Junior School. The Leisure Park is close at hand with attractions such as Bowlplex, Odeon Multi Screen Cinema, Planet Ice home of the Basingstoke Bisons and indoor Sky diving. For the outdoor person there is open countryside for walks and plenty of local pubs.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band B

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.