



Sarum Hill, Basingstoke, RG21 8ST

£340,000 - Freehold



Barons Estate Agents are delighted to offer to the market WITH NO ONWARD CHAIN this rarely available, 3 bedroom character home situated within the heart of Basingstoke town centre. On the ground floor the property offers an entrance hall, 2 reception rooms as well as a kitchen/breakfast room. On the first floor the property boasts 3 well proportioned bedrooms and family bathroom. Externally the property boasts driveway parking as well as a larger than average, non overlooked rear garden. Further benefits include a convenient town centre location, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- 3 Bedrooms
- Family Bathroom
- Mid Terrace
- 2 Reception Rooms
- Driveway Parking
- Character Property
- Kitchen
- Private Enclosed Rear Garden



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 56                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

### Location

The property is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station to London Waterloo in 45 minutes.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### 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.