



Gardiner Road, Marnel Park, Basingstoke, RG24 9FH

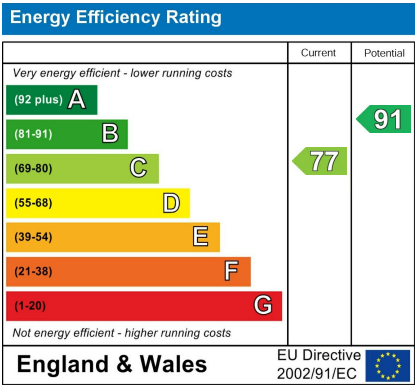
£325,000 Guide price - Freehold



Barons Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this well-presented three bedroom family home. Upon entering the property, you are welcomed by a kitchen which flows seamlessly into the living room, creating a practical and sociable living space. The ground floor further benefits from a downstairs toilet and utility room, useful storage and patio doors opening onto a private, enclosed rear garden. The first floor comprises of three bedrooms and a family bathroom. Additional features include allocated parking, gas central heating and double glazing throughout. An early viewing by the vendors sole agent is highly recommended.

Key Points and Features

- Semi-detached
 - downstairs toilet and utility room
 - enclosed rear garden with side access
- 3 bedroom family home
 - kitchen
 - driveway parking
- family bathroom
 - living room
 - NO ONWARD CHAIN



Location

Marnel Park is a modern development on the North East of Basingstoke town and offers good access to local schools, shops and facilities. Chineham shopping centre is approx. 1.5 mile away, hosting Tesco and Marks and Spencer to name a few. The A33 is also accessible within half a mile, giving good road access to Basingstoke, Reading, the M3 and M4 motorways. Access to Basingstoke mainline railway station is a short drive putting you into London Waterloo in 45 minutes.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

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.