



Larkfield, Chineham, Basingstoke, RG24 8UE

£375,000 Asking price - Freehold





Barons Estate Agents are pleased to present this three-bedroom semi-detached property to the market, offered with NO ONWARD CHAIN, and located in the popular area of Chineham. The ground floor accommodation comprises an entrance hallway, a kitchen, and a lounge/diner. To the first floor are three double bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an enclosed rear garden, a garage, and driveway parking. Further advantages include gas central heating and double glazing throughout. Early viewing is highly recommended by the vendor's sole agent to fully appreciate this ideal family home.

### Key Points and Features

- Three Bedrooms
- Bathroom
- WC
- Lounge/Diner
- Kitchen
- Garden
- Garage
- Driveway Parking
- NO ONWARD CHAIN



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	

### Location

Larkfield is situated 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 D

### 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.