



Upper Sherborne Road, Oakridge, Basingstoke, RG21 5RP

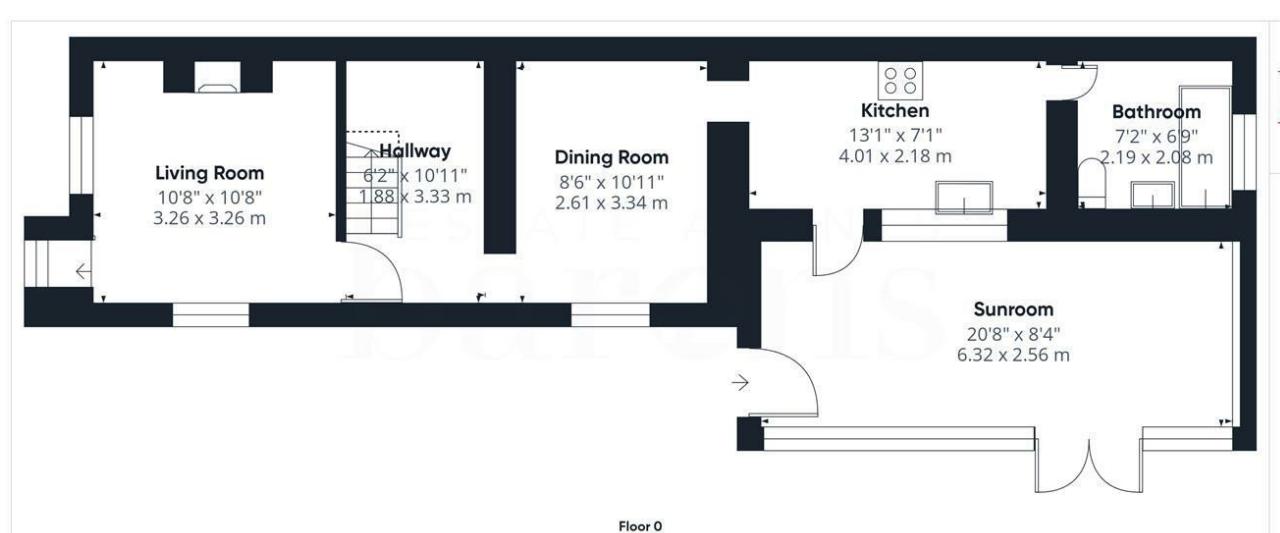
£325,000 - Freehold



Barons Estate Agents are delighted to present to the market; with NO ONWARD CHAIN this two bedroom semi detached family home, situated approx. 1 mile from Basingstoke town centre. Externally, the property enjoys a larger than average wrap around garden. Internally on the ground floor, the property boasts a living room, dining room, office space, kitchen, down stairs bathroom and a conservatory. Upstairs there are two double bedrooms, and a family shower room. Additional benefits include gas central heating, double glazing and views over playing fields. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- NO ONWARD CHAIN
- Sought After Location
- 3 Reception Rooms
- Kitchen
- Larger Than Average Garden
- Close to Town Centre
- 2 Double Bedrooms
- Family Bathroom & Shower Room
- Views Over Playing Fields



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Approximate total area⁽¹⁾
878 ft²
81.6 m²

Reduced headroom
26 ft²
2.5 m²



(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

Upper Sherborne Road is situated approx. 1 mile from Basingstoke town centre, offering easy access to the wealth of facilities and amenities available in Basingstoke. These include the Mainline train line to London Waterloo in 45 minutes, Festival place shopping centre and a host of bars, clubs and eateries. The M3 can be accessed with relative ease and good bus services support Basingstoke's transport links.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

Viewing Arrangements

Viewings are via 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.