



Hackwood Lane, Cliddesden, Basingstoke, RG25 2NH

£300,000 Guide price - Freehold

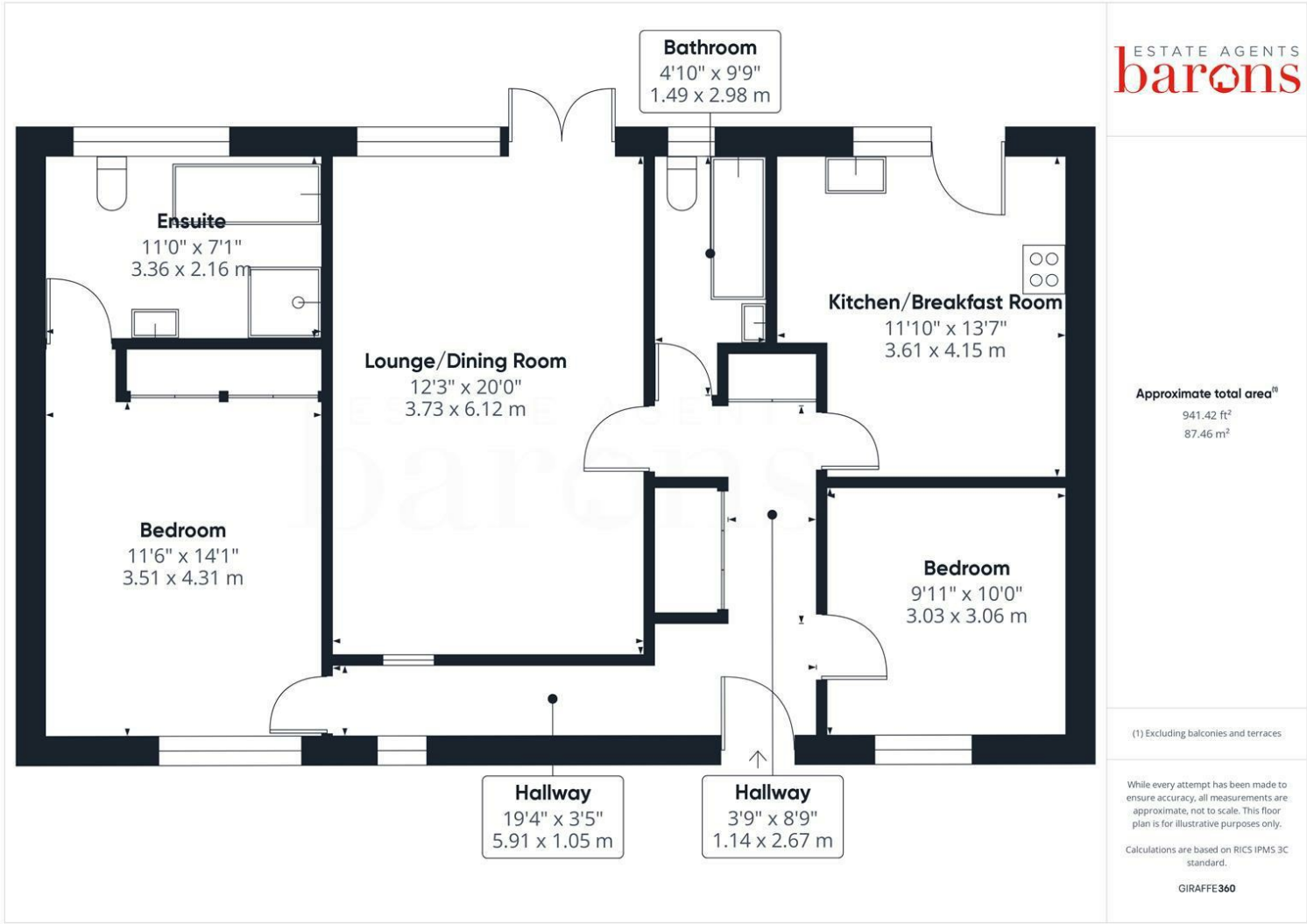


**\*\* For sale by online auction \*\* Pre-Auction offers considered \*\***

Barons Estate Agents are delighted to present this two bedroom semi detached bungalow, situated in the desirable village of Cliddesden. The property has been lovingly cared for, and is presented to the market with NO ONWARD CHAIN. Externally, the property boasts ample driveway parking (for approx. 10 vehicles), and a rear garden with a sunny aspect. Internally, there is a large entrance hallway, a generous master bedroom with built in wardrobes and a four piece ensuite, a 2nd bedroom, kitchen/breakfast room, family bathroom and a spacious lounge/dining room. Additional benefits include double glazing throughout and oil heating. An early viewing would be strongly recommended by the vendor's sole agent.

### Key Points and Features

- Buyers Fee Applies
  - Two Double Bedrooms
  - Spacious Lounge/Dining Room
- Auction Pack Available On Request
  - Family Bathroom & Ensuite
  - Oil Heating & Double Glazing
- Auction Date - Tuesday 26th May 2026
  - Kitchen/Breakfast Room
  - NO ONWARD CHAIN



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### Location

The property is situated along a country lane with farmland to the front and far reaching views to the rear. Hackwood Road is approximately 3 miles from Basingstoke town centre with it's excellent leisure facilities which are all within easy reach including Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South. There are well regarded schools and colleges within the area which include BCOT and QMC.

#### Tenure

Freehold

#### Local Authority

Basingstoke & Deane Borough Council

#### Council Tax

Band A

#### 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.

#### Agents Note

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal