



Whistler Close, Black Dam, Basingstoke, RG21 3HN

£360,000 - Freehold

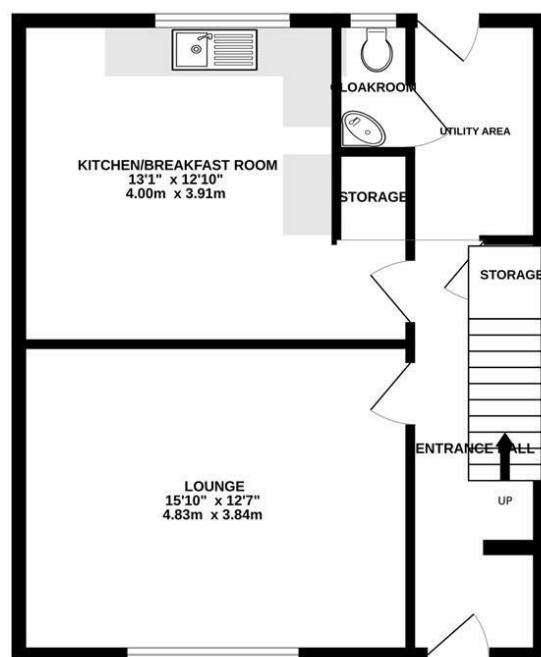


Barons Estate Agents pleased to bring to the market the good sized family home. The accommodation to the first floor benefits from 4 bedrooms and a bathroom. The ground floor enjoys a spacious entrance hall, cloakroom, utility area, large lounge and kitchen dining room. To the front of the property there is an enclosed landscaped garden leading to a covered porch and brick built shed. The rear garden is of a good size, fully enclosed and landscaped with a patio area, pebble and slate area ideal for pots, a large shed with light and power, rear access. Viewing is strongly recommended.

Key Points and Features

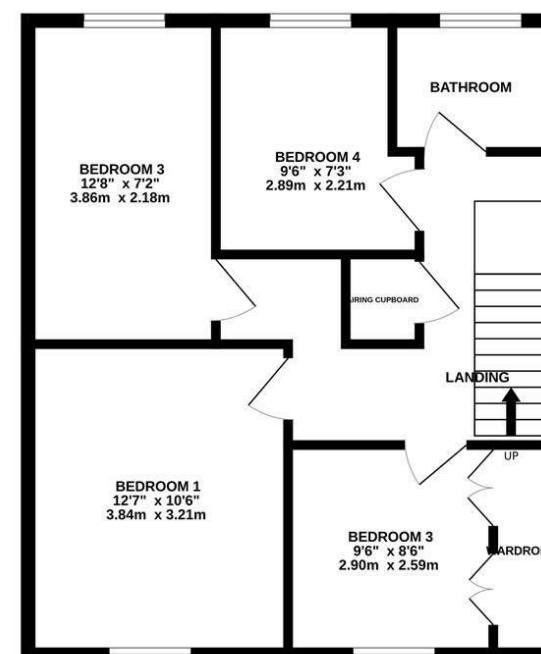
- 4 Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Utility Area
- Double Glazing
- Entrance
- Lounge
- Garden

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



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

location

Whistler Close gives easy access to M3, A30, A303 and A33 along with a main line railway to London Waterloo. Festival Place offers extensive shopping facilities including Marks and Spencers, and a Waitrose store. There is an abundance of bars and restaurants, two theatres and within a short drive is the Leisure Park providing an ice rink, swimming pool, bowling ally and multi screen cinema. For the keen golfer numerous courses surround the town, as do picturesque walks and village pubs.

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.