



Calleva Close, Basingstoke, RG22 4TD

£325,000 Asking price - Freehold



Barons Estate Agents are delighted to present this two bedroom end of terrace property situated in the sought after location of Hatch Warren. The home offers a welcoming entrance hallway, a spacious lounge, a kitchen/diner, two bedrooms and a family bathroom. Externally the property benefits from an enclosed and well maintained rear garden and parking. Additional benefits include a garage, double glazing and gas central heating.

Key Points and Features

- End Of Terrace
 - Spacious Lounge
 - Garage
- Sought After Location
 - Kitchen/Diner
 - Enclosed Rear Garden
- Two bedrooms
 - Family Bathroom
 - Close Onward Chain



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

Calleva Close is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

Viewing Arrangements

Strictly by appointment through 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.