



ESTATE AGENTS

Egerton Drive, Marnel Park, Basingstoke, RG24 9FG

£365,000 - Freehold



Barons Estate Agents are delighted to offer to the market **WITH NO ONWARD CHAIN** this well presented 3 bedroom semi detached town house. The ground floor offer a kitchen, wc and lounge/dining room. The first floor offers 2 well proportioned bedrooms and family bathroom. The second floor offers a double bedroom with en suite. The property also boasts driveway parking for number of cars, garage, front garden and private enclosed rear garden. An early viewing is highly recommended by the owner's agent.

## Key Points and Features

- NO ONWARD CHAIN
- Semi Detached
- Lounge/Dining Room
- Kitchen
- En Suite
- Private Enclosed Rear Garden
- 3 Bedroom Town House
- Family Bathroom
- Garage & Driveway



| 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

Marnel Park is a modern development on the North East of Basingstoke town and offers good access to local schools, shops and facilities. Chineham shopping centre is approx. 1.5 mile away, hosting Tesco and Marks and Spencer to name a few. The A33 is also accessible within half a mile, giving good road access to Basingstoke, Reading, the M3 and M4 motorways. Access to Basingstoke mainline railway station is a short drive putting you into London Waterloo in 45 minutes.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band C

## 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.