



Lyn Court, Eastrop, Basingstoke, RG21 4PY

£300,000 - Freehold



Barons Estate Agents are pleased to present this NO ONWARD CHAIN three bedroom family home, ideally located within the popular Eastrop development and within close proximity to the town centre. The ground floor accommodation comprises an extended entrance hall, an open plan living area with space for a kitchen and dining area. To the first floor are three bedrooms and a family bathroom. Externally, the property features a front and rear garden, driveway parking for one vehicle and a garage. Additional benefits include gas central heating and double glazing throughout. An early viewing is highly recommended and strictly by appointment through the vendor's sole agent.

### Key Points and Features

- Three bedrooms
- Open plan living
- Family bathroom
- entrance hall
- Single garage
- Parking to the rear
- Front and rear gardens
- Town Centre location
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(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

Lyn Court is situated in the popular Eastrop area. The property is set within 1/2 a mile of the town centre and Festival Place, which offers various bars, coffee shops and eateries. The railway station is within 1/2 a mile and provides direct access to London Waterloo for commuters (45 minutes). Junction 6 of the M3 is also accessible within 1 mile giving access to London, Winchester and the south coast.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

Viewings are to be arranged 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.