



Brackley Way, Berg Estate, Basingstoke, RG22 6LN

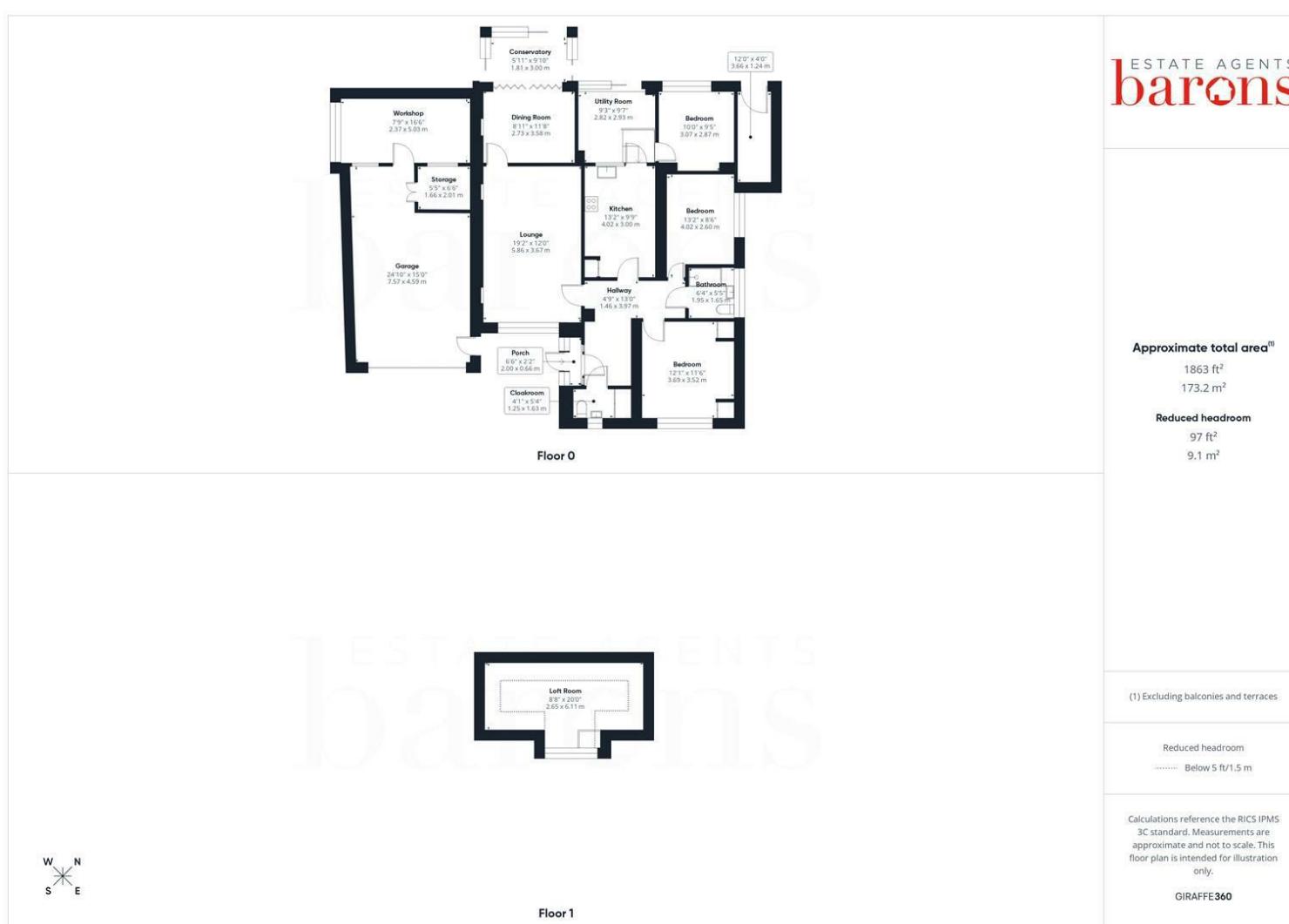
**£450,000 Guide price - Freehold**



Barons Estate Agents are pleased to offer for sale this extended, three-bedroom detached bungalow, ideally located on the popular Berg Estate. Externally, the property features a front garden, driveway parking and access to a generous garage with an electric roller door, workshop area, and a private enclosed rear garden. The internal accommodation comprises a porch, spacious entrance hallway, cloakroom, three bedrooms, family bathroom, kitchen/breakfast room, utility room, lounge, dining room and conservatory. In addition, there is a useful loft room with window, lighting and power. Further benefits include double glazing, heating and the advantage of no onward chain. Early viewing is highly recommended through the vendor's sole agent.

## Key Points and Features

- Extended Detached Bungalow
- Three Bedrooms
- Shower Room & Cloakroom
- Utility Room
- Garage & Driveway
- Front & Rear Gardens
- Two Reception Rooms
- Conservatory
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			41
(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

Brackley Way is on the Berg Estate which is an established location, benefiting from local shops which include a convenience store, hardware store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax Band

Band E

## 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.