



Sheppard Road, Cranbourne, Basingstoke, RG21 3JL

£415,000 - Freehold



Barons Estate Agents are delighted to offer to the market with NO ONWARD CHAIN, this extended 3 bedroom semi detached family home. The ground floor offers an entrance hall, lounge, kitchen/dining room, a large second reception room as well as a bathroom. The first floor offers 3 well proportioned bedrooms and a family bathroom. Outside the property also boasts driveway parking for a number of cars, garage as well as a low maintenance rear garden. Further benefits include; a sought after location, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

### Key Points and Features

- EXTENDED
- NO ONWARD CHAIN
- 3 Bedrooms Semi Detached
- 2 Reception Rooms
- 2 Bathrooms
- Driveway Parking & Garage
- Private Enclosed Rear Garden
- Sought After Location
- Close to Amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Location

The property is positioned on Sheppard Road within The Harrow Way. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South. There are well regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### 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.