

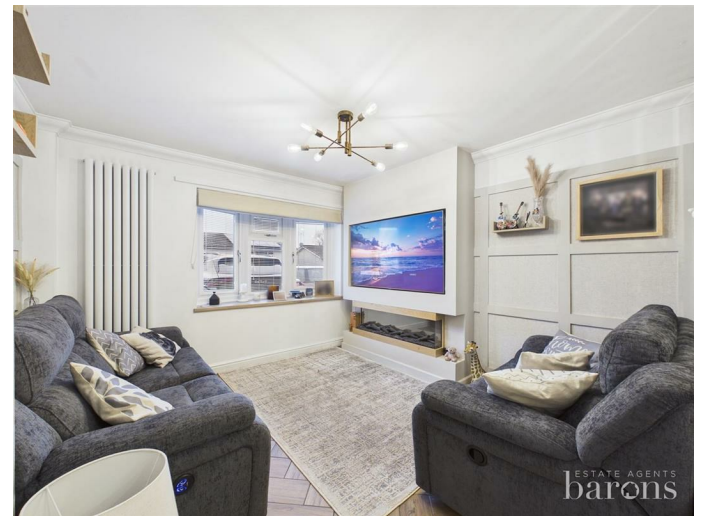


Elizabeth Road, Basingstoke, RG22 6BA

£350,000 - Freehold

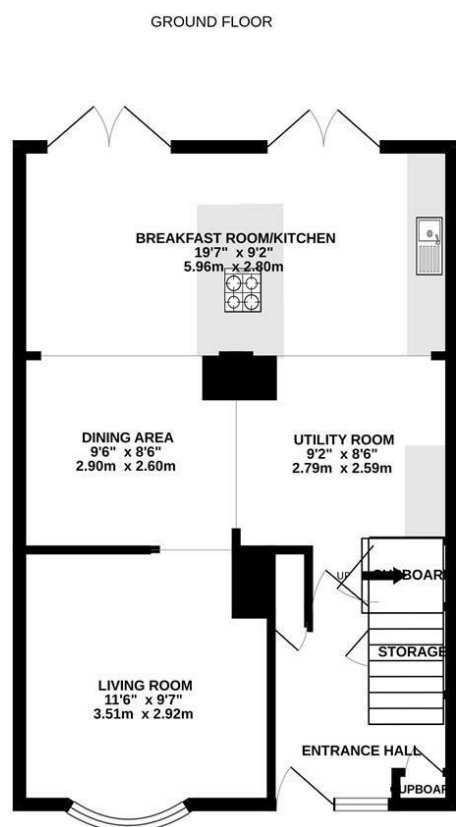


Barons Estate Agents are pleased to bring to the market this extended family home presented, in our opinion, to a very high standard. The accommodation to the first floor comprises from 3 bedrooms and 4 piece bathroom. The ground floor benefits an entrance hall, open plan kitchen, utility area, breakfast and dining room leading to the lounge. To the front there is off road parking for 2 cars. The rear garden is fully enclosed and offers a great deal of privacy enjoying a full width patio, lawn, garden shed and backs on to woodland. Viewing is unquestionably recommended by the owner's agent.



Key Points and Features

- 3 Bedrooms
- Open Plan Kitchen/Breakfast/Dining Room
- Radiator Heating
- 4 Piece Bathroom
- Lounge
- Garden
- Entrance Hall
- Double Glazed
- Off Road Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

Elizabeth Road is one of the more favoured locations in South Ham which is situated on the western side of Basingstoke, benefiting from local shops and schools. The leisure park is approximately 1 mile away and offers a 10 screen cinema, ice skating, swimming, restaurants and much more. Basingstoke itself offers modern day shopping at the acclaimed Festival Place, mainline railway station giving access to London Waterloo in 45 minutes and M3 access at junction 6 and 7. The Hampshire countryside is a short drive away with many walks and golf courses along with local pubs.

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Tax Band C

Tenure

Freehold

Viewing Arrangements

Strictly 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.