



Rayleigh Road, Basingstoke, RG21 7TH

£499,995 - Freehold



Barons Estate Agents is delighted to offer to the market this rarely available, 4 bedroom semi detached Victorian property, situated within close proximity to Basingstoke Town Centre. The ground floor offers an entrance hallway, lounge/dining room with bay window and open fireplace and French doors leading to the garden, a large kitchen/breakfast, an additional reception room and WC. The first floor offers three well proportioned bedrooms and family bathroom. There is a further large fourth bedroom on the second floor. Outside the property boasts a front garden and private enclosed rear garden, a detached garage, off street parking to the rear as well as permit parking on the road. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Victorian Semi Detached
- Rarely Available
- 4 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- WC & Family Bathroom
- Garage, Allocated Parking & Permit Parking
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Location

Rayleigh Road is located within half a mile of Basingstoke Town Centre. 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.