



Mozart Close, Brighton Hill, Basingstoke, RG22 4HZ

£325,000 Guide price - Freehold



Barons Estate Agents are delighted to present this three bedroom, mid terrace family home, situated in a cul de sac location. Internally on the ground floor, the property features a welcoming entrance hallway, cloakroom/utility, kitchen and spacious lounge/dining room. Upstairs there are three double bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden, a garage with light and power, and parking. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

## Key Points and Features

- Three Double Bedrooms
- Garage and Parking
- Cloakroom/Utility
- Kitchen
- Enclosed Rear Garden
- Gas Heating and Double Glazing
- Spacious Lounge/Dining Room
- Family Bathroom
- Viewing Advised



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B	70	70
(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

Mozart Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo (45 minutes). Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment along with the leisure park.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band C

## Viewing Arrangements

Strictly by appointment only 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.