



Vespasian Gardens, Rooksdown, Basingstoke, RG24 9SH

£565,000 - Freehold

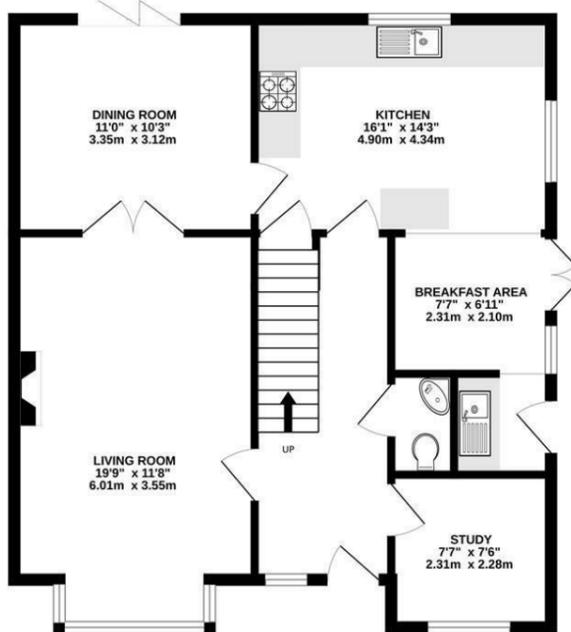


Barons Estate Agents are pleased to offer this very well presented family home. The first floor benefits from a master bedroom with ensuite, bedroom 2 with ensuite, 2 further bedrooms and family bathroom. The ground floor boasts an entrance hall, cloakroom, study, lounge, dining room, refitted kitchen breakfast room and utility area. To the front of the property there is driveway parking and access to the double width garage. The rear garden is enclosed and enjoys an extended patio to provide an ideal entertainment area with bar. The rest of the garden is laid to lawn with a decked area and shrub beds. Viewing is thoroughly recommended.

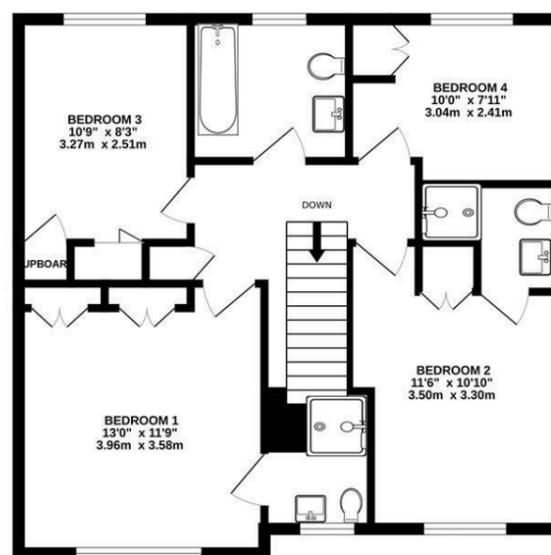
Key Points and Features

- 4 Bedrooms
- Entrance Hall
- Lounge
- 2 En suites
- Cloakroom
- Dining Room
- Family Bathroom
- Study
- Double Garage

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 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

Vespasian Gardens is situated on the popular development of Rookdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Tax Band F

Viewing Arrangements

Viewings are to be arranged 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.