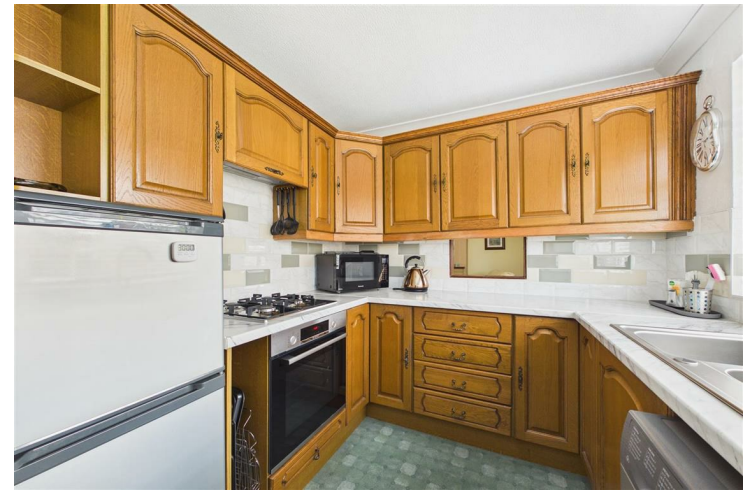




Thames Court, Eastrop, Basingstoke, RG21 4DP

£260,000 Offers in excess of - Leasehold



Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN this three bedroom extended bungalow, ideally situated in the highly sought after area of Riverdene. The property features a welcoming entrance hall leading to a kitchen, a spacious lounge, a dining area, a bathroom, and three bedrooms. Externally, the property benefits from a low maintenance rear garden, a garage, and access to communal parking. Further advantages include gas central heating and double glazing throughout. An early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- Three Bedrooms
- Kitchen
- Mid Terrace Bungalow
- Entrance Hall
- Bathroom
- Extended
- Lounge
- Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

The property is situated in the popular Riverdene development. Set within 1/2 mile of the town centre and Festival Place which offers, various bars, coffee shops and eateries. The railway station is within 1/2 mile and provides direct access to London Waterloo for commuters. Junction 6 of the M3 is also accessible within 2 miles giving access to London, Winchester and the New Forest.

### Tenure

Leasehold  
937 years remaining.  
Ground Rent - £10.50pa  
Service Charge - £600pa

### Local Authority

Basingstoke & Deane Borough Council

### Tax Band

Tax Band B

### Viewing Arrangements

Strictly by appointment through 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.