



Beaconsfield Road, Fairfields, Basingstoke, RG21 3DG

£365,000 Guide price - Freehold



Barons Estate Agents are delighted to present this charming, three bedroom character property situated within close proximity to Basingstoke town centre and all of its amenities. The property has been lovingly cared for, and is presented to the market with NO ONWARD CHAIN. On the ground floor, the property features a welcoming entrance hallway, a spacious lounge/dining room with two fireplaces and duel aspect, an extended kitchen, utility room, cloakroom and conservatory. Upstairs there is a spacious landing, a four piece family bathroom, and two double bedrooms. The loft has been thoughtfully converted, and now offers a further bedroom/potential office space. Externally, the property features an enclosed rear garden with a sunny aspect, permit parking on the road, and the potential for parking to the rear. Additional benefits include gas central heating (with a replacement combi boiler) and double glazing throughout. Properties of this nature are seldom available, and a viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Mid Terrace Character Property
- Spacious Lounge/Dining Room
- Enclosed Rear Garden
- Three Bedrooms
- Extended Kitchen
- Four Piece Family Bathroom
- Close Proximity To Town Centre
- Cloakroom and Utility Room
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		70
(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

Beaconsfield 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 C

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.