



Rycroft Meadow, Beggarwood, Basingstoke, RG22 4QE

£465,000 - Freehold



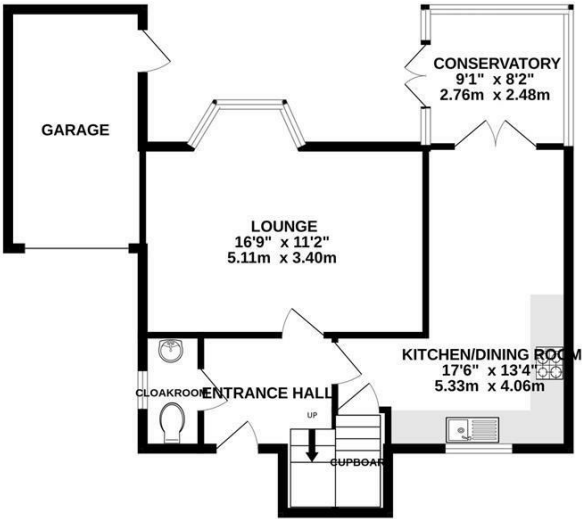
Barons Estate Agents are pleased to bring to the market this link detached family home. The accommodation to the first floor comprises a master bedroom with ensuite shower, two further bedrooms with a study / dressing area to bedroom 2 and family bathroom. The ground floor benefits from an entrance hall, cloakroom, lounge, kitchen/dining room and conservatory. To the front of the property there is a low maintenance garden and driveway parking to the front of the garage. The rear garden is fully enclosed enjoys a patio and area of lawn.

Key Points and Features

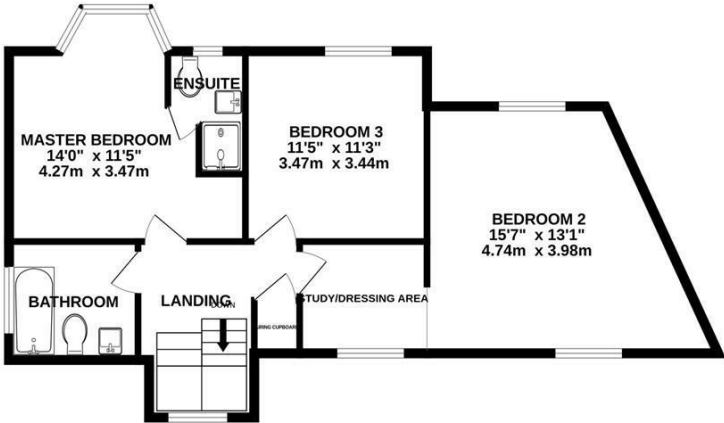
- 3 Bedrooms
- Cloakroom
- Conservatory
- 2 Bathrooms
- Lounge
- Garage
- Entrance Hall
- Kitchen/Dining Room
- Garden



GROUND FLOOR



1ST FLOOR



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		
(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

Rycroft Meadow is situated on one of Basingstoke`s premier developments, Rycroft Meadow gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining. There is a local golf club and an abundance of country walks close by along with The Holly Blue pub.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

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.