



Claythorpe Road, South Ham, Basingstoke, RG22 6SB

£260,000 Asking price - Leasehold



Barons Estate Agents are delighted to present this rarely available three bedroom maisonette situated above a convenience store in the area of South Ham. The property offers a welcoming entrance hallway, a spacious lounge/dining space, a modern kitchen, utility space, ample storage, a bathroom and three bedrooms. Additional benefits include gas central heating and double glazing. An early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

- Three Bedroom Maisonette
- Entrance Hallway
- Modern Kitchen
- Lounge/Diner
- Bathroom
- Utility Space
- Ample Storage
- Gas Central Heating & Double Glazing
- Communal Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	63	70
	EU Directive 2002/91/EC	

### Location

Claythorpe Road is located within South Ham, offering commuter links via bus, train station and M3 junctions. Local schools and shops are within walking distance. Both Morrison's & Lidl supermarkets are easily accessible, as are all of Basingstoke's town centre amenities which includes Festival Place shopping centre and a vast selection of bars and eateries.

### Tenure

Leasehold  
120 Years  
£250 Ground Rent Annually  
£377 Service Charge Annually

### Council Tax Band

Band D

### Local Authority

Basingstoke & Deane Borough Council.

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.