



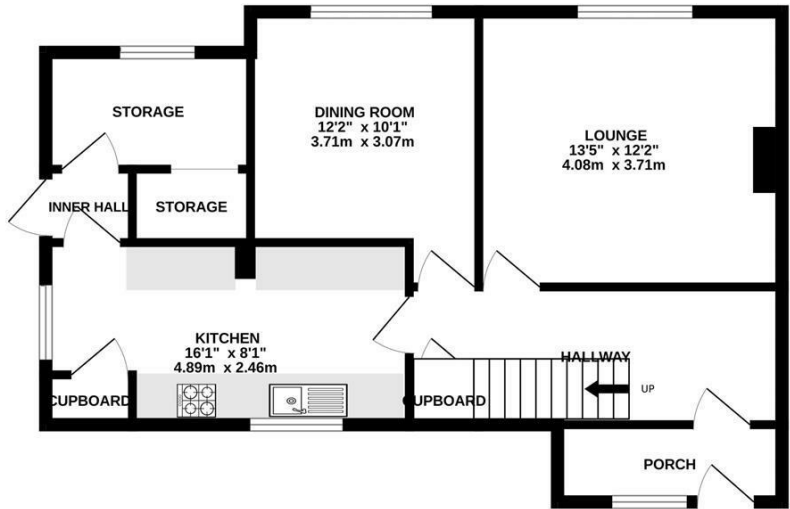
Maple Crescent, Oakridge, Basingstoke, RG21 5SX

£350,000 - Freehold

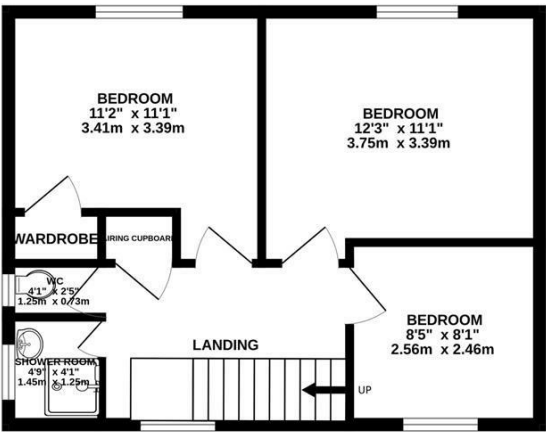


Key Points and Features

- GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	79
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Maple Crescent is situated in an ideal location for the growing family. With Oakridge Infant and Junior Schools along with the Vyne Secondary School all within walking distance. There is a local mini Tesco store close by and the main Festival Place shopping centre along with retail parks within easy reach. There are good transport links with Basingstoke railway and bus station are within half a mile, along with main line railway to London Waterloo in 45 minutes. Other benefits include local playing fields and access to all major road links, A30, A33 and M3.

Freehold

Basingstoke and Deane Borough Council

Band D

Viewings are to be arranged via Barons Estate Agents.

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.