



Doric Avenue, Vyne Park, Basingstoke, RG24 8NW

£465,000 - Freehold



Barons Estate Agents are delighted to present this modern three bedroom, end of terrace family home, built in 2020. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. The ground floor accommodation comprises of an entrance hallway, a lounge, a cloakroom, and a spacious kitchen/dining room which offers access to the rear garden. Upstairs there are three well-proportioned bedrooms, a family bathroom and an ensuite shower room. Externally, the property boasts driveway parking for up to three cars, a garage, and an enclosed rear garden. Additional benefits include gas central heating, double glazing throughout and approx. 5 years remaining on the NHBC warranty. An early viewing of this ideal family home would be strongly advised.

Key Points and Features

- End of Terrace Family Home
- Built in 2020 / approx. 5 years remaining on NHBC warranty
- Family Bathroom & Ensuite
- Lounge
- Cloakroom
- Garage & Driveway Parking
- Spacious Kitchen/Dining Room
- Enclosed Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus)	A		84
(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

Vyne Park is a prestigious new development situated to the north of Basingstoke. Amenities nearby include Chineham shopping centre which offers an Iceland, Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

Tenure

Freehold (The garage is Leasehold with a 'Peppercorn Rent')

Estate Management Charge - Approx. £151 per 6 months.

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

Band D

Viewing Arrangements

Viewings are to be arranged via 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.