



ESTATE AGENTS

Constable Close, Black Dam, Basingstoke, RG21 3QY

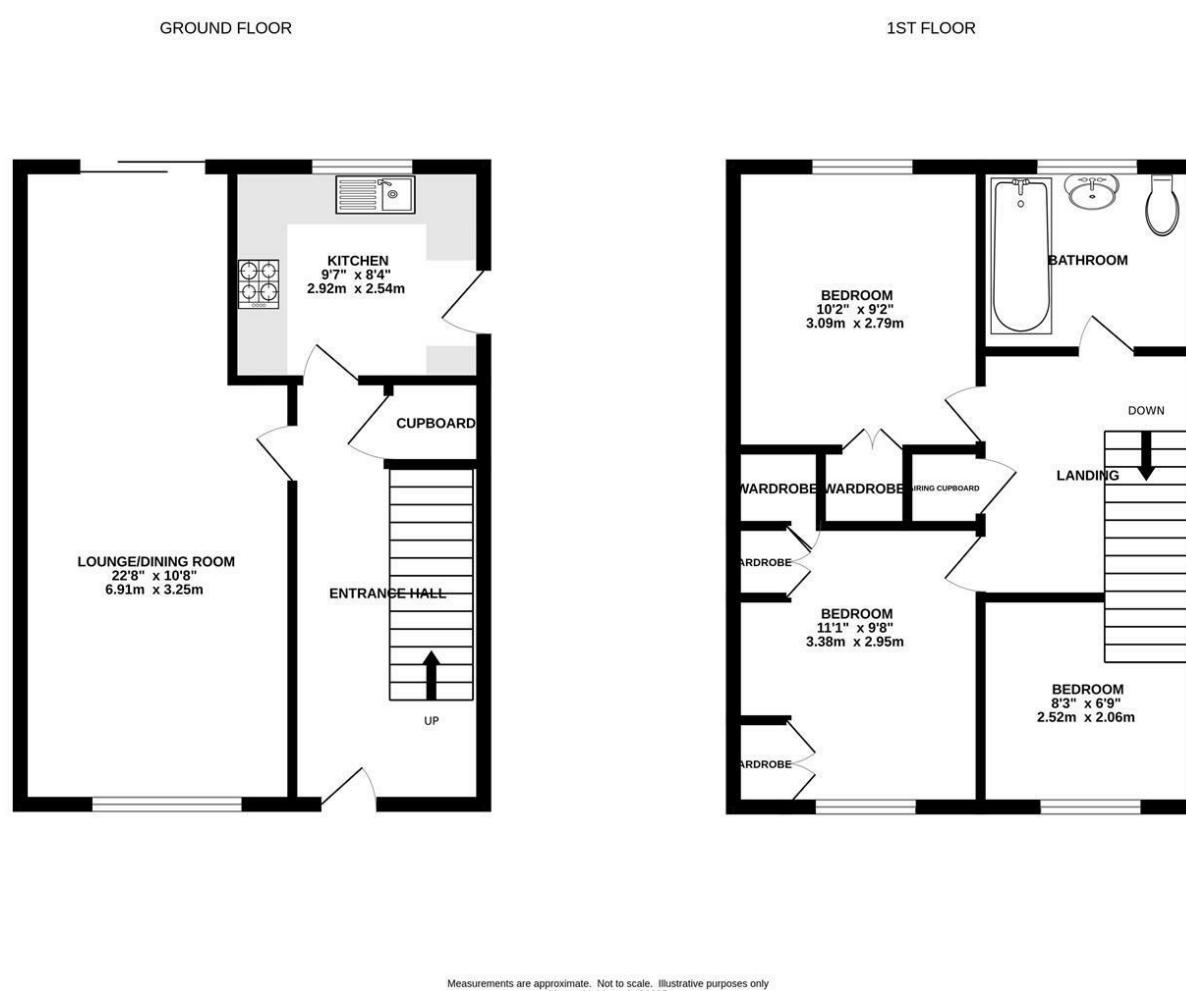
**£380,000 - Freehold**



Barons Estate Agents are pleased to bring to the market this semi detached family home. The first floor benefits from 3 bedrooms and a bathroom. The ground floor comprises of an entrance hall, lounge/dining room and kitchen. To the front of the property there is a lawned area, parking for 2 cars and a garage with electric door. The rear garden is enclosed and enjoys a patio, lawn and flower beds.

## Key Points and Features

- 3 Bedrooms
- Lounge/Dining Room
- Radiator Heating
- Bathroom
- Kitchen
- Double Glazed
- Entrance Hall
- Garage
- Garden



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			
EU Directive 2002/91/EC			

## Location

**Location**  
Constable Close gives easy access to M3, A30, A303 and A33 along with a main line railway to London Waterloo in 45 minutes. Festival Place offers extensive shopping facilities including Marks and Spencer. There is an abundance of bars and restaurants, two theatres and within a short drive is the Leisure Park providing an ice rink, swimming pool, bowling ally and multi screen cinema. For the keen golfer numerous courses surround the town, as do picturesque walks and village pubs.

## Tenure

Tenure  
Freehold

## Local Authority

Local Authority  
Basingstoke & Deane Borough Council

## Council Tax

## Band D

## 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.