



ESTATE AGENTS

Coniston Road, Kempshott, Basingstoke, RG22 5HT

£450,000 - Freehold



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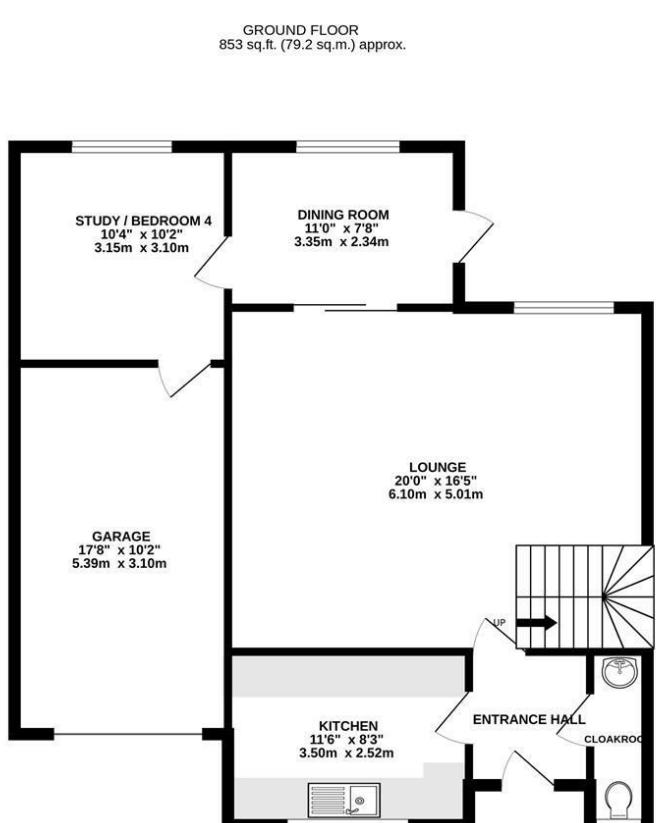


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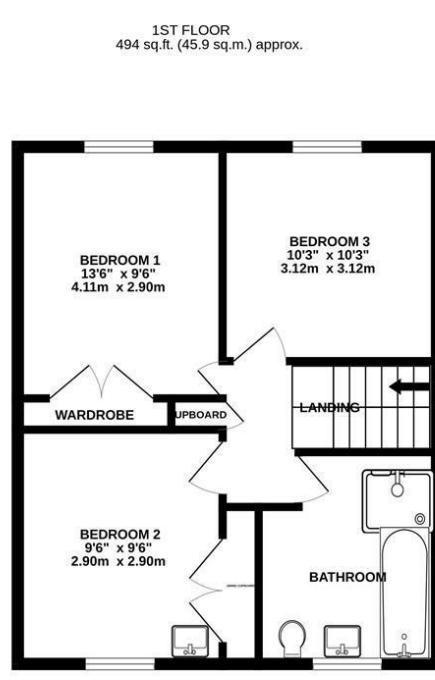
Barons Estate Agents are pleased to offer this well presented detached property situated in Kempshott. The first floor enjoys three good sized bedrooms, refitted bathroom incorporating a shower cubicle, enclosed panel bath, wash hand basin and W.C. The ground floor has an entrance hall, refitted cloakroom, kitchen, lounge, dining room and study/bedroom 4. To the front of the property there is a driveway with parking for at least 3 cars, garage and an area laid to lawn. The rear garden is of a good size and fully enclosed, offering a patio lawn and flower and shrub beds.

Key Points and Features

- 3 Bedrooms
- 4 Piece Bathroom
- Re fitted Cloakroom
- Lounge
- Study / Bedroom 4
- Garage
- Entrance Hall
- Dining Room
- Garden



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.
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
(81-91) B		
(69-80) C		67
(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

Coniston Road is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers good local schooling along with good access to the M3, country walks and the village of Oakley.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Tax Band

Band E

Viewing Arrangements

Viewings are by appointment 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.