



Gander Drive, Rooksdown, Basingstoke, RG24 9JR

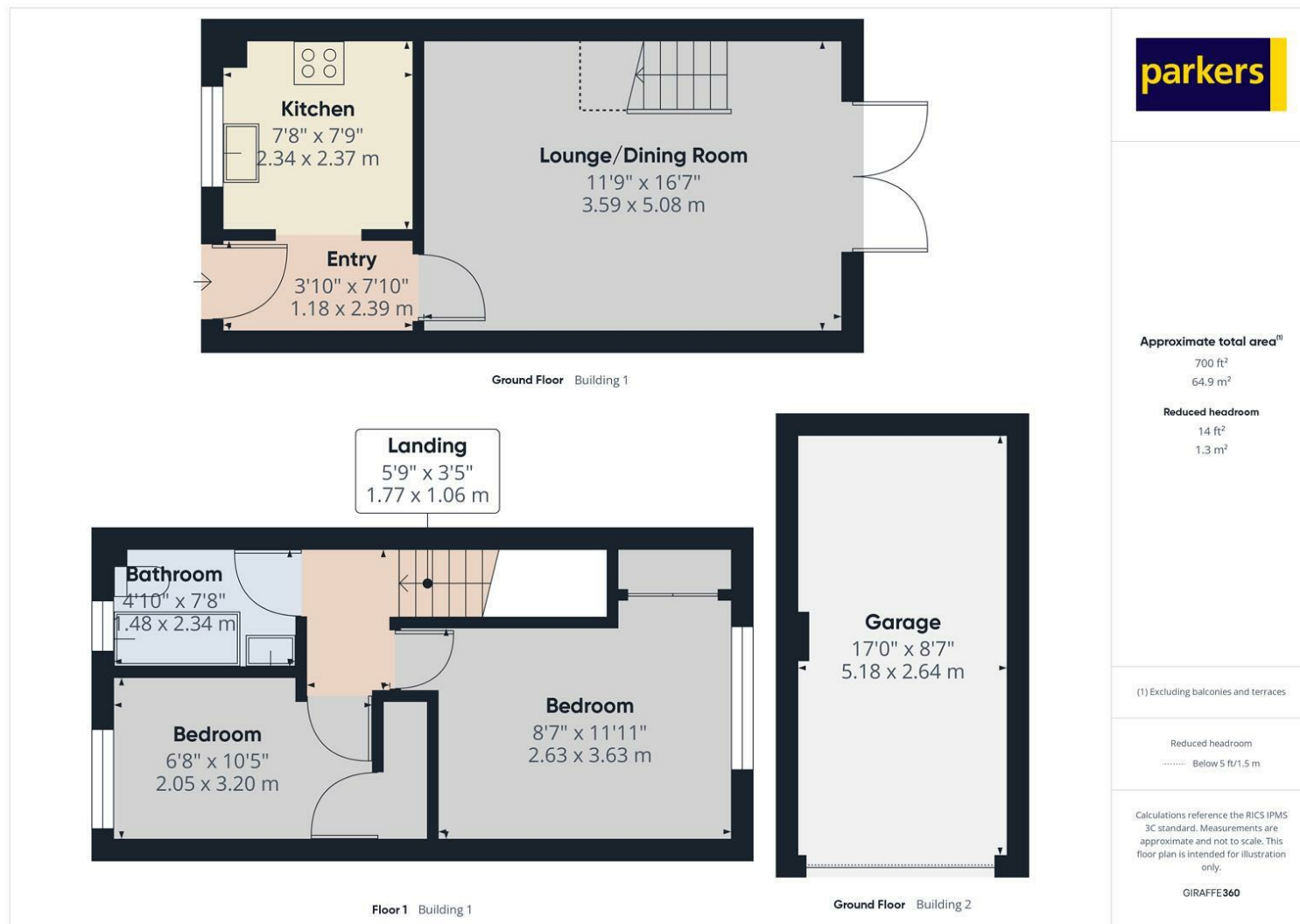
£300,000 - Freehold



Barons Estate Agents are delighted to offer to the market with NO ONWARD CHAIN, this 2 bedroom mid terrace property. The ground floor offers an entrance hall, kitchen and lounge/dining room. The first floor offers 2 bedrooms and family bathroom. Externally the property boasts a private enclosed rear garden as well as a garage and parking to the front. Further benefits include gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- NO ONWARD CHAIN
- Lounge/Dining Room
- Garage & Parking Space
- 2 Bedrooms
- Family Bathroom
- Sought After Location
- Kitchen
- Private Enclosed Rear Garden
- Close to Amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	71	
(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

Gander Drive is conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

Tenure

Freehold

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

Band C

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.