



Blackberry Walk, Basingstoke, RG24 8SN

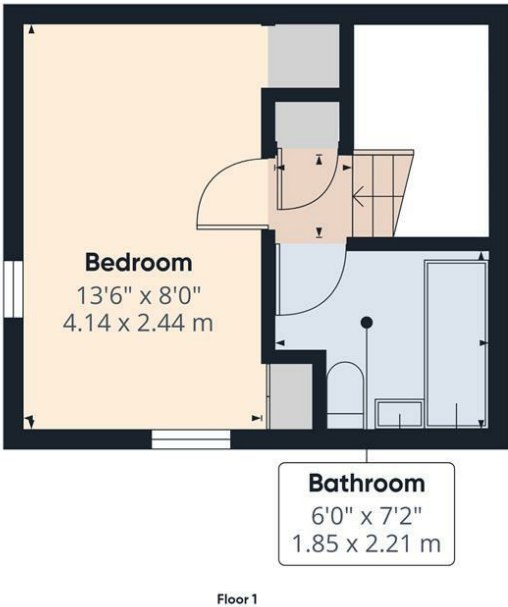
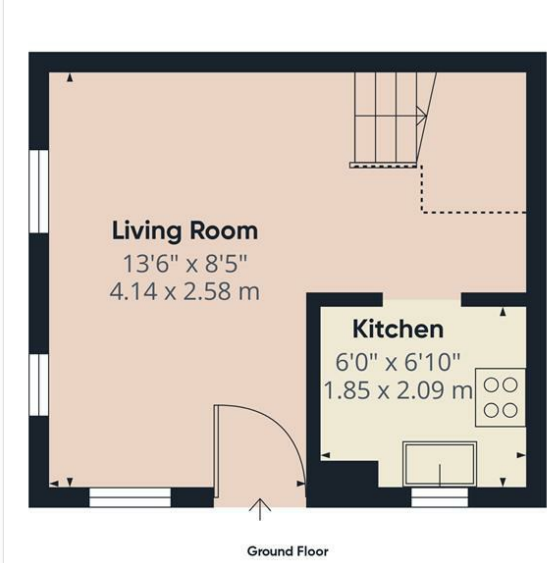
£200,000 - Freehold



Barons Estate Agents are delighted to present to the market, this end of terrace home, situated in Lychpit. The internal accommodation includes an open plan kitchen/living room, a double bedroom and bathroom. Externally, the property features an allocated parking space, visitor parking and a garden with a sunny aspect. Additional benefits include double glazing throughout. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor`s sole agent.

Key Points and Features

- Freehold
 - Garden
- One Bedroom
 - Close to Amenities
- No Onward Chain



Approximate total area¹⁾
383 ft²
35.6 m²
Reduced headroom
21 ft²
2 m²

(1) Excluding balconies and terraces
Reduced headroom:
..... Below 5'ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Lychpit is situated on the western side of Basingstoke, conveniently situated for local schools, Brighton Hill shopping centre, and junction 6 & 7 of the M3 motorway which give access to London, the South and South West. Basingstoke itself benefits from Festival Place shopping centre and mainline railway access to London Waterloo in 45 minutes, making this ideal for all family needs.

Local Authority

Basingstoke & Deane Borough Council.

Tenure

Freehold.

Council Tax

Band B.

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.