



ESTATE AGENTS

Ellington Drive, Brighton Hill, Basingstoke, RG22 4EZ

£290,000 - Freehold



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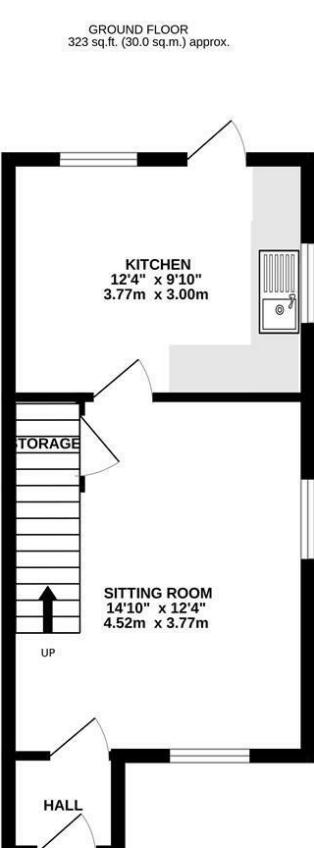
Barons Estate Agents are delighted to present to the market **WITH NO ONWARD CHAIN** this 2 bedroom semi-detached family home in need of some modernisation and carpets and is situated on Ellington Drive, Brighton Hill. Internally, the property features a porch, a lounge, kitchen/breakfast room, two bedrooms and a family bathroom. Externally, the property boasts driveway parking, a garage with electric opening door and an enclosed rear garden. With the additional benefits of no onward chain, an early viewing is strongly advised.

## Key Points and Features

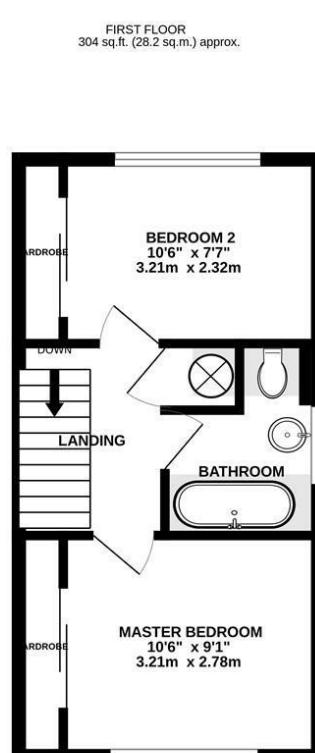
- No Onward Chain
- 2 Bedrooms
- Lounge
- Double Glazed
- Kitchen Breakfast Room
- Garage
- Bathroom



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TOTAL FLOOR AREA : 627 sq.ft. (58.3 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		88
(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

Ellington Drive is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band C

## Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

## 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.