



Quilter Road, Brighton Hill, Basingstoke, RG22 4HB

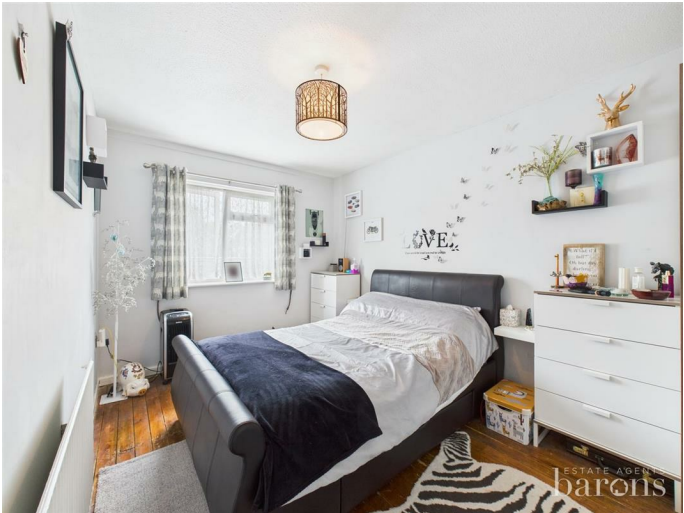
£295,000 Guide price - Freehold



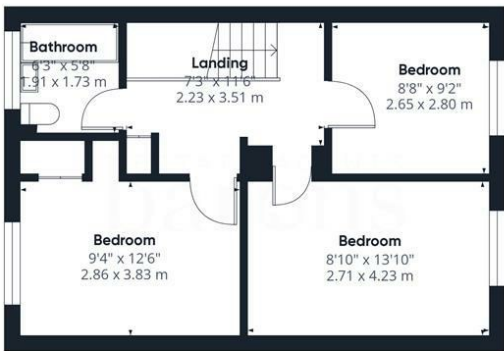
Barons Estate Agents are delighted to present this three bedroom family home, situated on Quilter Road. Externally, the property boasts both front and rear gardens, a garage and workshop/home office which both have light and power, and driveway parking for two cars. Internally on the ground floor, there's an entrance hallway, cloakroom, a kitchen/dining room and a lounge with access to the garden. Upstairs there are three bedrooms, and a family bathroom. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. A viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Three Bedroom Family Home
- Front & Rear Gardens
- Family Bathroom & Cloakroom
- Driveway Parking
- Lounge
- Gas Central Heating & Double Glazing
- NO ONWARD CHAIN
- Garage & Workshop/Home Office
- Kitchen/Dining Room



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area[®]
1090.71 ft²
101.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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	73	85
	EU Directive 2002/91/EC	

Location

Quilter Road is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. The mainline railway is within a short drive with direct access 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

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.