



Paddock Road, Basingstoke, RG22 6QP

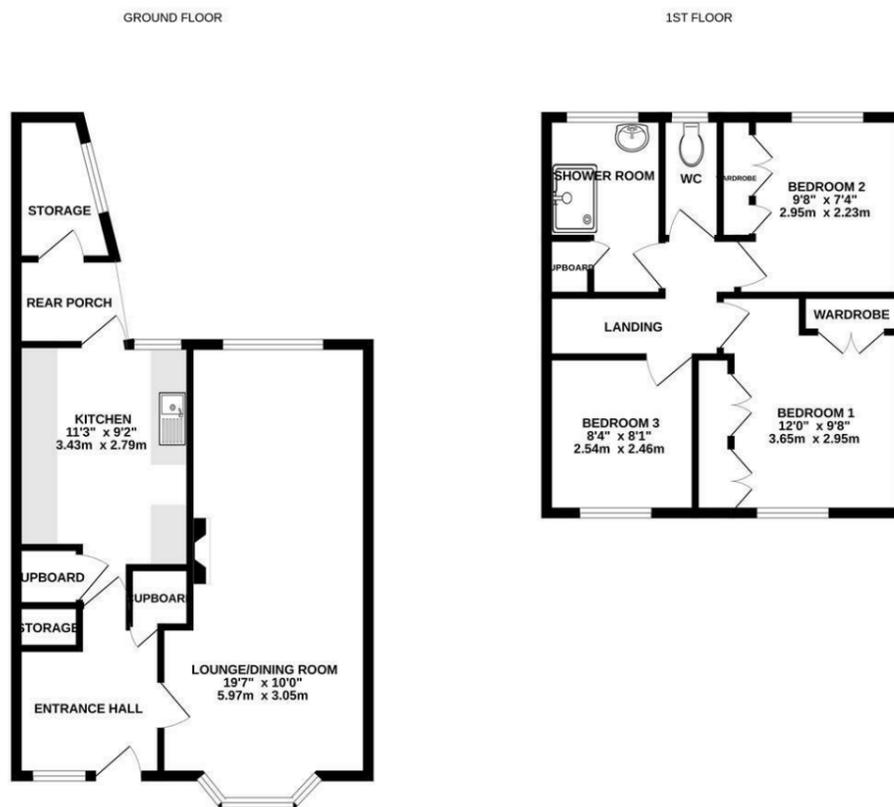
£270,000 - Freehold



Barons Estate Agents are pleased to bring to the market this mid terrace home in need of modernisation. The accommodation to the first floor comprises of 3 bedrooms, shower room with separate W.C. The ground floor benefits from an entrance hall, lounge/dining room and kitchen. To the front of the property there is good sized gravelled garden which could be made in to a driveway ( subject to local authority approval ). The rear garden is enclosed and paved with rear access. There is a covered area from the kitchen door leading to a brick built garden store. Viewing is recommended, No Onward Chain.

### Key Points and Features

- 3 Bedrooms
- Entrance Hall
- Double Glazed
- Shower Room
- Lounge/Dining Room
- Radiator Heating
- Separate W.C.
- Kitchen
- Garden



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Paddock Road is one of the more favoured locations in South Ham which is situated on the western side of Basingstoke, benefiting from local shops and schools. The leisure park is approximately 1 mile away and offers a 10 screen cinema, ice skating, swimming, restaurants and much more. Basingstoke itself offers modern day shopping at the acclaimed Festival Place, mainline railway station giving access to London Waterloo in 45 minutes and M3 access at junction 6 and 7. The Hampshire countryside is a short drive away with many walks and golf courses along with local pubs.

### Local Authority

Basingstoke & Deane Borough Council.

### Council Tax

Tax Band C

### Tenure

Freehold

### Viewing Arrangements

Strictly 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.