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£ 300000

2 Bed House - Terraced, Foxdown, Overton, Basingstoke

Barons Estate Agents are delighted to present this two bedroom, modern eco design property, situated in a cul de sac location. The property benefits from being within 0.5 miles of Overton station, making it ideal for commuting needs. The property itself was built in 2009 and having been lovingly cared for, is presented to the market in immaculate condition in our opinion as well as offering stunning views over countryside. Internally on the ground floor, the property features a welcoming entrance hallway, cloakroom, kitchen, lounge and sunroom. Upstairs there are two double bedrooms, a family bathroom and ensuite. Externally, the property boasts two allocated parking spaces, and an enclosed rear garden with a sunny aspect. Additional benefits include NO ONWARD CHAIN, solar panels for the water, gas central heating, and double glazing throughout. An early viewing would be strongly recommended to avoid disappointment.

## Location

Foxdown is situated within the tranquil village of Overton. Overton is a large village and parish in Hampshire, located west of the town of Basingstoke, and east of Andover and Whitchurch. The village has significant local industry with the De La Rue Paper Mill and the recent Bombay Sapphire Distillery in nearby Laverstoke. The village is served by Overton railway station on the West of England Main Line, which lies to the north of the village. It is also served by a weekday hourly bus service provided by Stagecoach to Winchester and Andover, both of which continue to form a 30 minute service to Basingstoke. There are a selection of finely regarded pubs, cafes and restaurants to complement the other facilities such as 30 acres of recreational grounds such as cricket pitches, football pitches and a 9 hole golf course.

## Tenure

Freehold.

Estate Management Charge - £250 per annum.

## Council Tax

Tax Band C.

## 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.

### ■ KEY POINTS & FEATURES

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|--------------------------------|--------------------------------|--------------------|
| ■ Two Double Bedrooms          | ■ Family Bathroom & Ensuite    | ■ Lounge & Sunroom |
| ■ Enclosed Rear Garden         | ■ Kitchen                      | ■ Cloakroom        |
| ■ Eco Design with Solar Panels | ■ Two Allocated Parking Spaces | ■ NO ONWARD CHAIN  |



