



£ 405000

3 Bed House - Detached, Pheasant Close, Kempshott, Basingstoke

Barons Estate Agents are pleased to bring to the market this link detached family home situated in the sort after birds development in Kempshott. The accommodation to the first floor comprises of 3 bedrooms and re fitted bathroom. The ground floor enjoys an entrance lobby leading to the hall, lounge dining room and kitchen. To the front of the property there is driveway parking, garage, lawned area and side access to the rear garden. The rear garden has a patio area, raised beds with maturing flowers and shrubs leading to a lawned area and decked area. The garden enjoys privacy and backs on to open farmland. No onward chain.

Location

Pheasant Close is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

Tenure

Freehold

Tax Band

Tax Band D

Extra Services

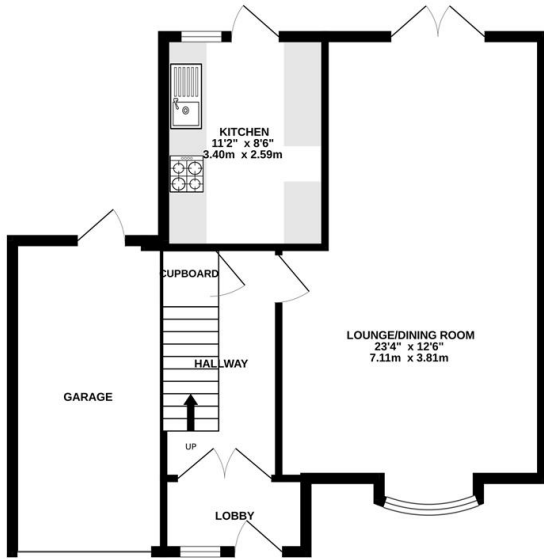
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

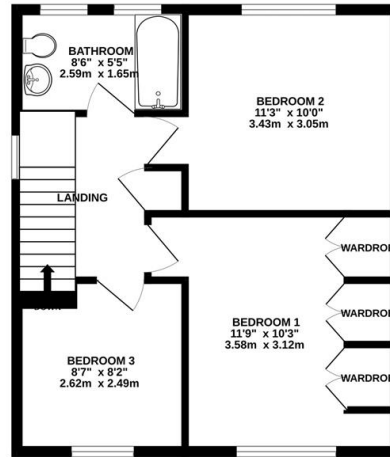
- 🏠 No Onward Chain
- 🏠 Lounge / Dining Room
- 🏠 Radiator Heating
- 🏠 3 Bedrooms
- 🏠 Kitchen
- 🏠 Garage
- 🏠 Bathroom
- 🏠 Double Glazed
- 🏠 Garden



GROUND FLOOR
635 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	