



---

£ 390000

3 Bed House - Semi-Detached, Derwent Road, Basingstoke

Barons Estate Agents are pleased to offer this family home. The accommodation to the first floor comprises of 3 bedrooms, bathroom and separate WC. The ground floor benefits from an entrance lobby, lounge/dining room, kitchen, utility room, cloakroom and sunroom. To the front of the property there is driveway parking and a garage an up and over door light, power. To the rear of the property there is a good sized garden fully enclosed and benefits from a patio area, lawn and flower beds. With no onward chain this property must be viewed.

## Location

The property is located in Kempshott to the west side of Basingstoke Town, close to Down Grange Sports facilities and open fields. The other leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately 3.5 miles away and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

## Tenure

Freehold

## Council 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

---

- |                  |                        |                          |
|------------------|------------------------|--------------------------|
| ■ 3 Bedrooms     | ■ Bathroom             | ■ Separate WC            |
| ■ Entrance Lobby | ■ Lounge / Dining Room | ■ Kitchen / Utility Room |
| ■ Cloakroom      | ■ Garage               | ■ Garden                 |



