



**£ 415000**

**2 Bed Bungalow - Detached, Brickfields Close, Lychpit, Basingstoke**

Barons Estate Agents are pleased to bring to the market this detached bungalow on the favoured Lychpit development. Presented to a high standard this bungalow has been subject to much improvement. The accommodation offers a spacious entrance hall, master bedroom with fitted Hammonds wardrobes, a further bedroom, shower room with separate wc, former kitchen offering superb storage leading to the refitted kitchen and dining room. There is a lounge which is accessed from both the hall and dining room. Form the lounge there is a sliding patio door to the conservatory and two doors leading to the garden. The rear garden is fully enclosed and offers a patio and an area of lawn with mature shrubs. there is side access leading to a small court yard area. To the front there is a drive parking and an area of mature shrubs.

## Location

Brickfields Close is situated in Lychpit, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers a Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

## Tenure

Freehold

## Council Tax

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.

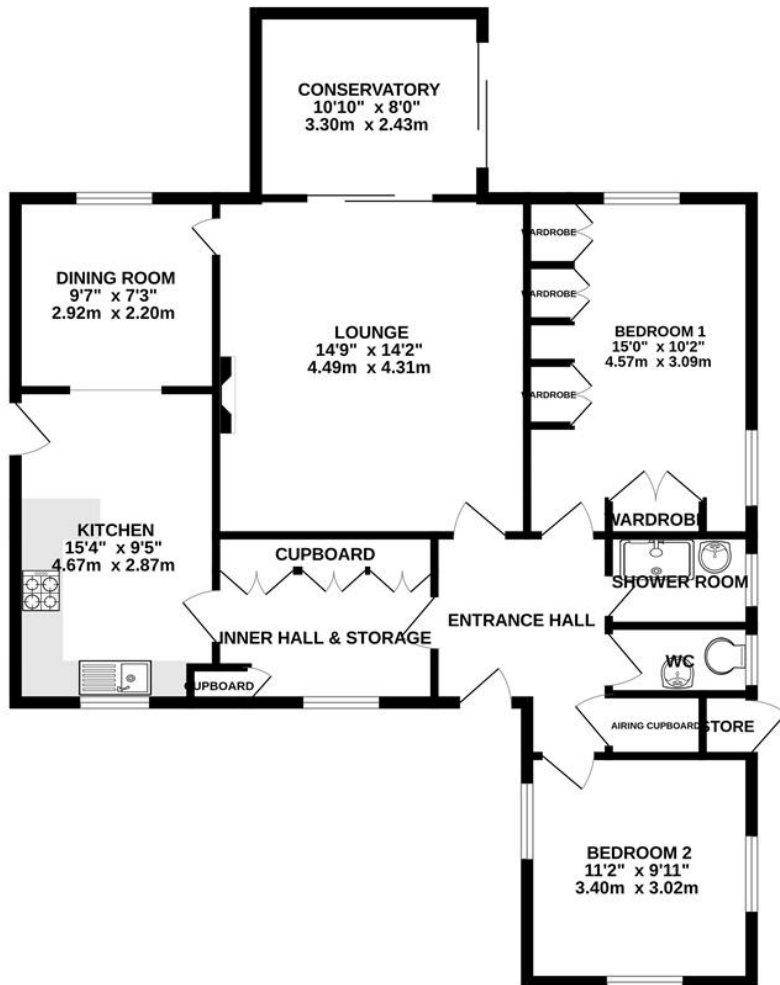
## ▲ KEY POINTS & FEATURES

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- ▲ 2 Bedrooms
- ▲ Lounge
- ▲ Utility store room
- ▲ Shower Room
- ▲ Kitchen
- ▲ Conservatory
- ▲ Separate Toilet
- ▲ Dining Room
- ▲ Garden



GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	