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**£ 425000**

4 Bed House - Semi-Detached, Mulligan Way, Basingstoke

Barons Estate Agents are delighted to offer to the market this well presented 4 bedroom semi detached town house, still under NHBC. The ground floor offers a modern kitchen, lounge/dining room and WC. The first floor offers 2 bedrooms and family bathroom. The second floor offers 2 further double bedrooms and Jack & Gill bathroom. Externally the property boasts driveway parking for at least 2 cars and a low maintenance rear garden. Further benefits include; around 5 years remaining on the NHBC, solar panels, gas central heating, and double glazing. An early viewing is strongly advised by the vendor`s sole agent.

## Location

Mulligan Way is situated in the highly sought after Gillies Meadow development. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## Council Tax

Band E

## 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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|-------------------------------|-------------------------|--------------------|
| 🏠 Semi Detached               | 🏠 Still Under NHBC      | 🏠 4 Bedrooms       |
| 🏠 Modern Kitchen              | 🏠 Lounge/Dining Room    | 🏠 Driveway Parking |
| 🏠 Low Maintenance Rear Garden | 🏠 Sought After Location |                    |



