# barons



## £ 490000 3 Bed Bungalow, Lambs Row, Lychpit, Basingstoke

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Barons Estate Agents are delighted to offer to the market, this beautifully presented 3 bedroom detached bungalow in the highly sought after Lambs Row. The property has been completely renovated by the current owners and offers an entry hall, open plan lounge/dining room, 3 well proportioned bedrooms, family bathroom, refitted kitchen with built in appliances and pantry, a non overlooked rear garden with a summer house as well as a separate court yard. Further benefits include: driveway parking for a number of cars, a converted garage to allow extra storage, double glazing throughout, gas central heating and a sought after location. An early viewings is highly recommended by the owners sole agent.

### Location

Lambs Row is situated within the quiet residential area of Lychpit, Basingstoke. Offering easy access to all of Basingstoke's amenities, which include Festival Place, Schools, Colleges and a mainline railway to London Waterloo. There are local facilities available at the Chineham shopping centre, which includes a Marks & Spencers, Tesco and takeaway food establishments. Situated on the eastern edges of Basingstoke, this property offers easy access to the countryside and villages such as Old Basing.

#### 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

- Detached
- Open plan lounge/dining room
- Driveway parking for a number of cars
- 3 bedroom bungalow
- Rear garden
- Close to amenities

- Refurbished to a high standard
- Courtyard
- Sought after Location





















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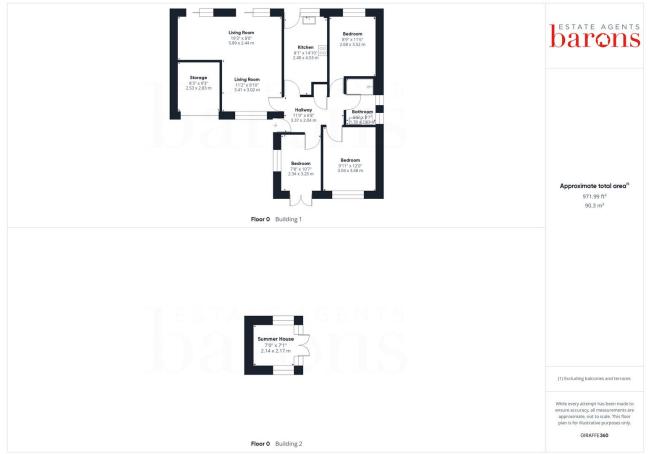




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#### **Energy Efficiency Rating** Potential Current Very energy efficient - lower running costs (92 plus) A в 86 (81-91) C (69-80)70 D (55-68) Ε (39-54) F (21 - 38)G (1-20)Not energy efficient - higher running costs EU Directive (England & Wales 2002/91/EC