



£ 385000

3 Bed House - Semi-Detached, Saxon Way, Lychpit, Basingstoke

Barons Estate Agents are delighted to bring to the market this family home. The accommodation to the first floor comprises of 3 bedrooms and a bathroom. Bedroom 3 is being used as a dressing room. The ground floor benefits from an entrance hall, cloakroom, kitchen and spacious lounge/dining room. To the front of the property there is a well maintained garden with shrubs. To the side there is a garage with off road parking. The rear garden is good size and enclosed, enjoying a sunny aspect, patio and lawned area with mature beds. This fine property is offered with "No Onward Chain" and thoroughly recommended by the owner`s agents for viewing.

Location

Saxon Way 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

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

▀ Cloakroom

▀ Double Glazed

▀ Bathroom

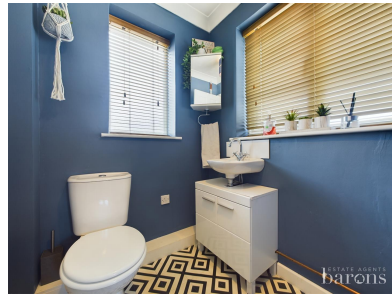
▀ Lounge/Dining Room

▀ Gas Radiator Heating

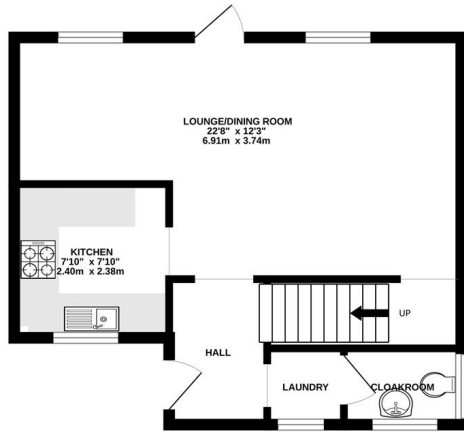
▀ Entrance Hall

▀ Kitchen

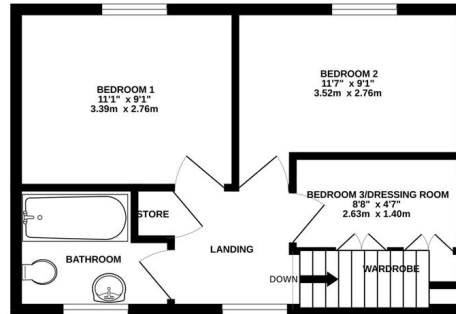
▀ Garage



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.3 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		84
(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	