



£ 480000

2 Bed Bungalow - Detached, Kempshott Lane, Basingstoke

Barons Estate Agents are pleased to bring to the market this detached bungalow situated on the sought after Kempshott Lane, offering scope for redevelopment (STPP). There is a loft conversion which an additional room. The ground floor benefits from an entrance hall, kitchen, sun room, lounge, bedroom 1, shower room and dining room/bedroom 2. To the front of the property there is a driveway with ample parking and an area laid to lawn with mature shrubs. To the rear there is a carport and single garage with up and over door. There is a patio area leading to the large mature and private garden with flower and shrub beds.

Location

Kempshott Lane is in the sought after Kempshott area. Offering relatively easy access to Basingstoke town centre and its wealth of amenities such as Festival Place shopping, mainline train station and a large selection of pubs, bars and restaurants. Kempshott is situated to the west of Basingstoke and offers a retail park, good local schooling along with good access to the M3, country walks and the village of Oakley.

Tenure

Freehold

Tax Band

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

🏠 Loft Room

🏠 Cloakroom

🏠 Lounge

🏠 Bedroom

🏠 Dining Room/Bed 2

🏠 Garage

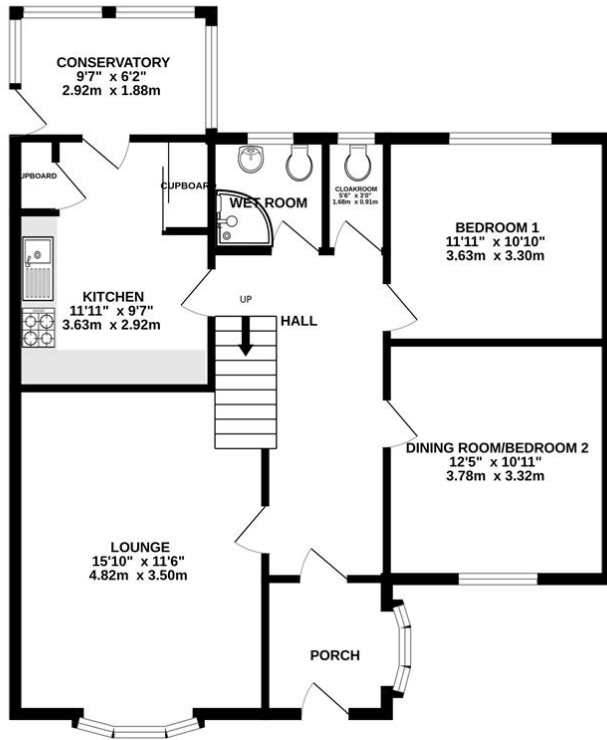
🏠 Shower Wet Room

🏠 Kitchen

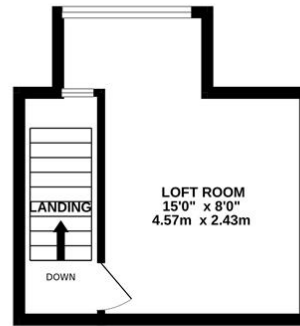
🏠 Garden



GROUND FLOOR



1ST 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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	