



**£ 270000**

2 Bed Maisonette, Beaconsfield Road, Basingstoke

Barons Estate Agents are delighted to present to the market this rarely available first floor maisonette. The accommodation comprises of an entrance hall, lounge/dining room, 2 double bedrooms, family bathroom and larger than average kitchen. The property also offer a private enclosed rear garden, driveway parking as well as permit parking. Further benefits include lots of internal storage, share of freehold and a highly sought after location within half a mile of Basingstoke Town Centre. Barons highly recommend an early viewing of this ideal investment or first time purchase.

## Location

Beaconsfield Road is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Fairfields Primary School is within walking distance, St John's Primary School is within half a mile of the property as well as local shops within walking distance. The property also benefits from easy access to the M3 motorway and Basingstoke railway station giving access to London Waterloo in 45 minutes.

## Tenure

Leasehold:

960 Years Remaining on Lease

Share of Freehold

No Ground Rent or Service Charge

## Tax Band

Band B

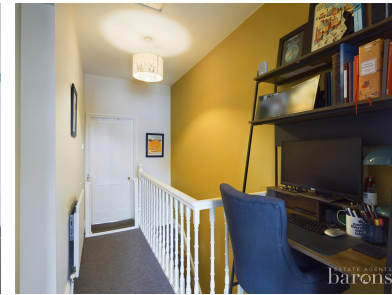
## Extra Services

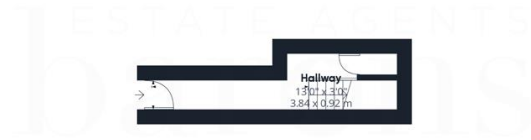
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## ▲ KEY POINTS & FEATURES

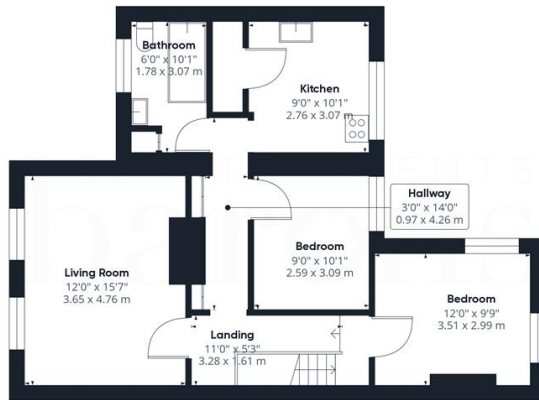
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- ▲ Sought After Location
- ▲ 2 Double Bedrooms
- ▲ Family Bathroom
- ▲ Rarely Available
- ▲ Lounge/Dining Room
- ▲ Driveway Parking
- ▲ First Floor Maisonette
- ▲ Kitchen
- ▲ Private Enclosed Rear Garden





Floor 0



Floor 1

Approximate total area\*  
726.35 ft<sup>2</sup>  
67.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</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	