



**£ 340000**

**3 Bed House - End Terrace, Southlands, Chineham, Basingstoke**

Barons Estate Agents are delighted to present to the market this three bedroom family home, situated in a cul de sac location in Chineham. The property has been lovingly cared for by the current owners. On the ground floor, the property comprises of a porch, lounge, separate dining room, kitchen, WC and conservatory. Upstairs there are three bedrooms and a refitted shower room. Externally, the property boasts an allocated parking space, front and rear gardens as well as a separate garage. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

## Location

Southlands is situated in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers an Iceland, 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 C

## 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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▀ Three Bedroom Family Home

▀ Dining Room

▀ Shower Room

▀ End of Terrace

▀ Kitchen

▀ Sought After Location

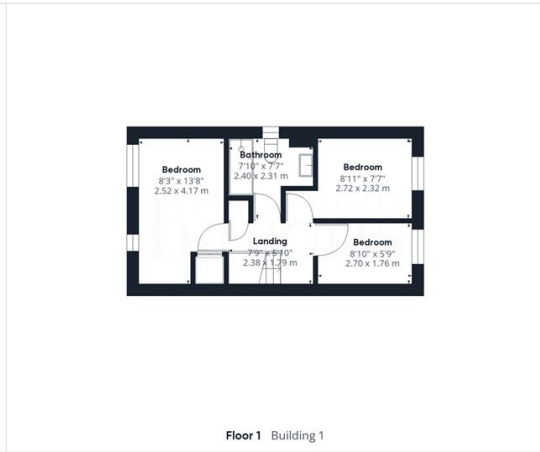
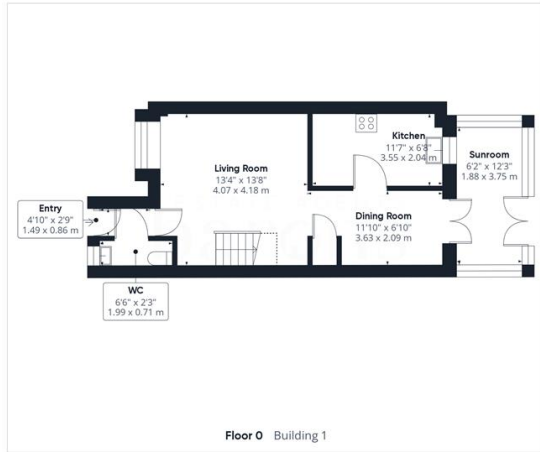
▀ Lounge

▀ Conservatory

▀ Close to Amenities







ESTATE AGENTS  
**barons**

**Approximate total area<sup>(1)</sup>**

902.88 ft<sup>2</sup>  
83.88 m<sup>2</sup>

**Reduced headroom**

14.53 ft<sup>2</sup>  
1.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**