



**£ 360000**

**2 Bed House - Semi-Detached, Appian Way Oram Green, Chineham, Basingstoke**

Barons Estate Agents are delighted to present to the market this two bedroom semi detached family home, built in 2018. Internally on the ground floor, the property benefits from a large entrance hallway, cloakroom, modern kitchen/dining room and lounge. Upstairs there are two double bedrooms and family bathroom. Externally, the property boasts two driveway parking spaces, a larger than average enclosed rear garden. With the added benefits of gas central heating, double glazing throughout and approximately 4 years remaining on an NHBC warranty. Early viewing is strongly advised by the vendor`s sole agent.

## Location

Aurum Green is a prestigious development situated to the north of Basingstoke. Amenities nearby 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:

Service Charge: £13PCM

## 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.

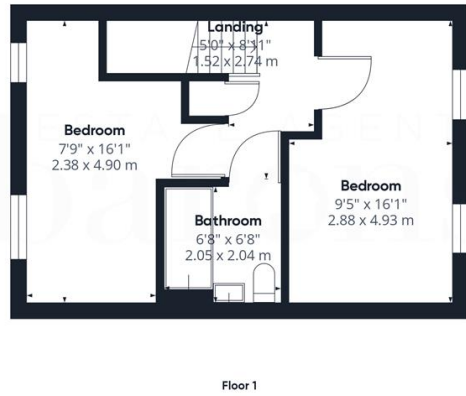
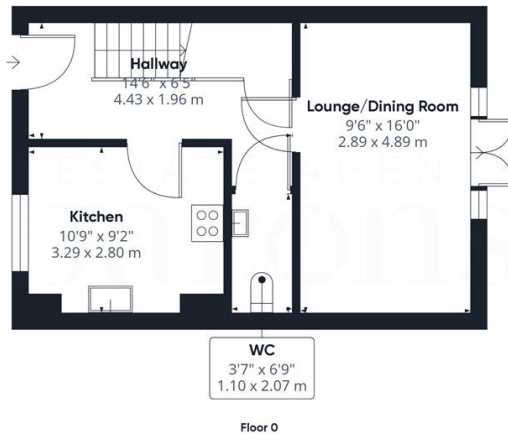
## ▀ KEY POINTS & FEATURES

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- ▀ NO ONWARD CHAIN
- ▀ 2 Bedrooms
- ▀ Larger Than Average Rear Garden
- ▀ Semi Detached
- ▀ Lounge
- ▀ Rarely Available
- ▀ Still Under NHBC
- ▀ Kitchen/Dining Room
- ▀ Sought After Location







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Approximate total area<sup>1)</sup>  
733.99 ft<sup>2</sup>  
68.19 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	