



**£ 250000**

**3 Bed House - End Terrace, Kenilworth Road, Winklebury, Basingstoke**

Barons Estate Agents are delighted to present this three bedroom, end of terrace home, situated on Kenilworth Road. Internally on the ground floor, the accommodation comprises of a porch, entrance hallway, a lounge, utility area/storage, a spacious kitchen/dining room and cloakroom. Upstairs there are three bedrooms, and a family bathroom. Externally, the property features an enclosed rear garden with a sunny aspect, and ample communal parking. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Kenilworth Road is located on the northern side of Basingstoke, benefiting from local shops, schools and open countryside. Basingstoke Town Centre is within 3 miles with Festival Place shopping centre, and mainline station giving access to London Waterloo in 45 minutes. Other facilities within 2 miles include Basingstoke Leisure Park which hosts an array of sporting facilities including swimming, Ice skating and bowling.

## Tenure

Freehold

## Council Tax

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.

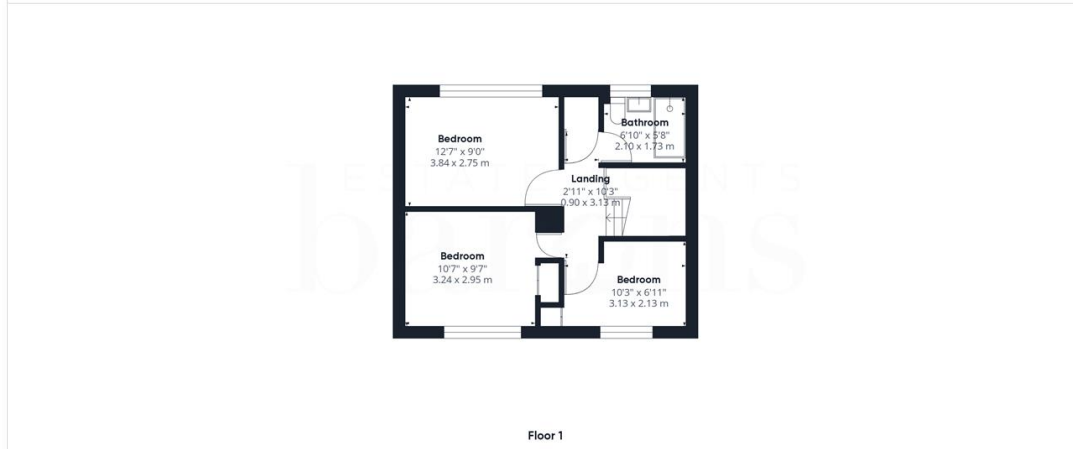
## 🏠 KEY POINTS & FEATURES

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- 🏠 End of Terrace Family Home
- 🏠 Lounge
- 🏠 Cloakroom
- 🏠 Three Bedrooms
- 🏠 Spacious Kitchen/Dining Room
- 🏠 Enclosed Rear Garden
- 🏠 Family Bathroom
- 🏠 Utility Area/Storage
- 🏠 NO ONWARD CHAIN







ESTATE AGENTS  
**barons**

Approximate total area<sup>1)</sup>  
868 ft<sup>2</sup>  
80.64 m<sup>2</sup>

Reduced headroom  
28.63 ft<sup>2</sup>  
2.66 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**

