



£ 410000

3 Bed House - End Terrace, Lillymill Chine, Chineham, Basingstoke

Barons Estate Agents are delighted to present to the market, this three bedroom end of terrace family home. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. On the ground floor, the property comprises of an entrance hall, a spacious lounge, a modern kitchen/dining room and WC. Upstairs there are three bedrooms and a family bathroom. Externally, the property boasts an allocated parking space, and a private enclosed rear garden. Additional benefits include: Oak banister, 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

Lillymill Chine 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 D

Extra Services

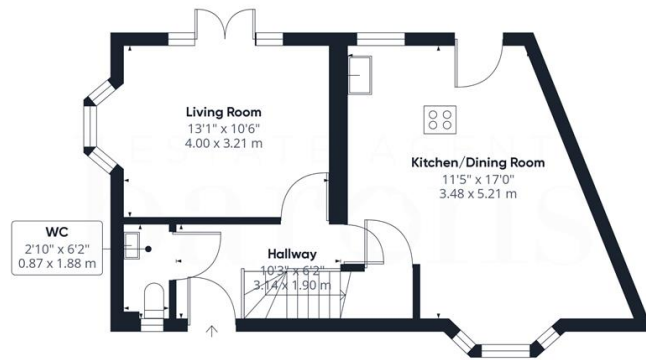
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

buyer or seller uses the services of that company.

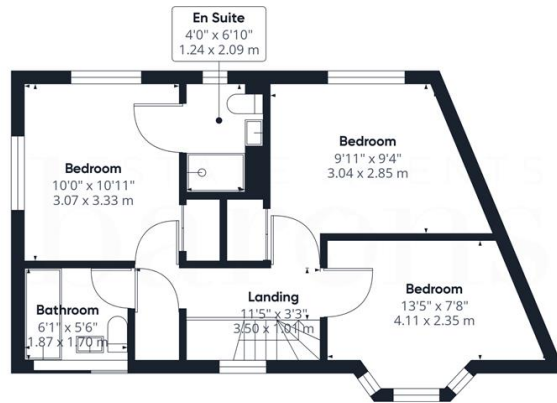
▀ KEY POINTS & FEATURES

- ▀ End of Terrace
- ▀ Living Room
- ▀ Front Garden & Private Enclosed Rear Garden
- ▀ 3 Double Bedrooms
- ▀ En Suite
- ▀ Allocated Parking
- ▀ Kitchen/Dining Room
- ▀ Family Bathroom
- ▀ Sought After Location





Floor 0



Floor 1

Approximate total area⁽¹⁾
950.24 ft²
88.28 m²

(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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	