



**£ 460000**

**3 Bed Bungalow - Detached, Woodroffe Drive, Basingstoke**

Barons Estate Agents are delighted to present to the market this 3 bedroom detached bungalow, situated on the Berg Estate. The accommodation is generous and offers an entrance hallway, three bedrooms, shower room, living room, kitchen/breakfast room, utility and conservatory. Externally, the property features driveway parking, garage and enclosed front garden with artificial grass and a larger than average rear garden. Additional benefits include: A new roof, gas central heating and double glazing. A viewing is strongly recommended by the vendor`s sole agent.

## Location

Woodroffe Drive is located on the Berg Estate and is located in an established location, benefiting from local shops which include a convenience store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

## Tenure

Freehold

## Council Tax Band

Band D

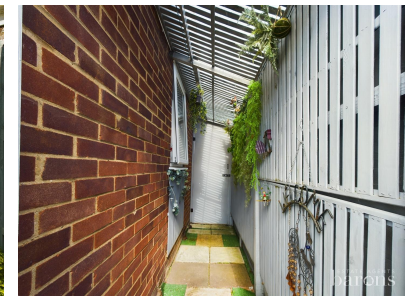
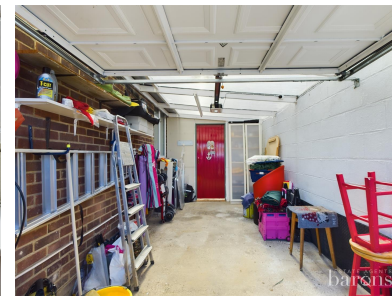
## Extra Services

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

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- 🏠 Detached Bungalow
- 🏠 Living Room
- 🏠 Garage & Driveway Parking
- 🏠 Three Bedrooms
- 🏠 Shower Room
- 🏠 Front & Rear Gardens
- 🏠 Kitchen/Breakfast Room
- 🏠 Utility
- 🏠 Sought After Location



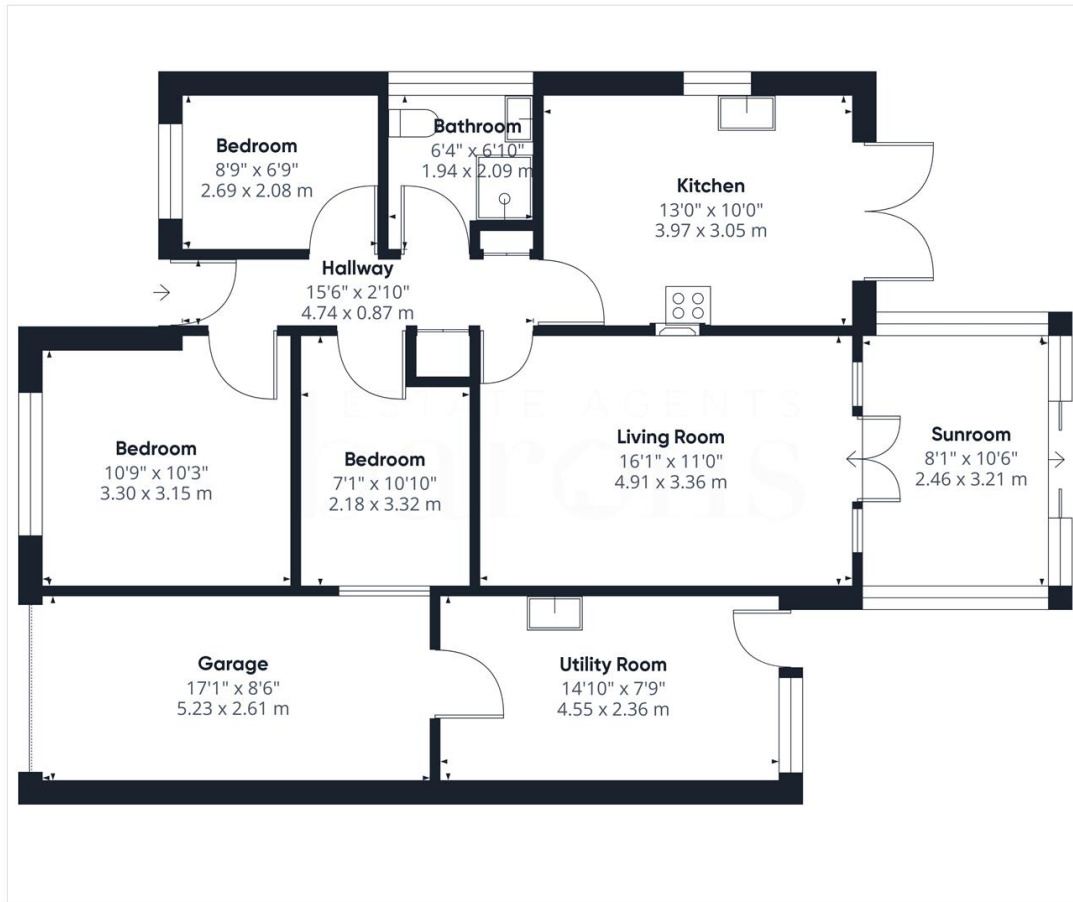


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Approximate total area<sup>(1)</sup>  
1003.2 ft<sup>2</sup>  
93.2 m<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	