# barons



# **£** 350000 3 Bed House - Mid Terrace, Warbleton Road, Chineham, Basingstoke

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Barons Estate Agents are delighted to present to the market this three bedroom family home located on a highly desired quiet cul de sac in Chineham. The property has been lovingly cared for by the current owners. On the ground floor, the property comprises an entrance hall, kitchen/dining room, cloakroom, good sized lounge and a big conservatory with underfloor heating and electric wall mounted fireplace. Upstairs there are three well proportioned bedrooms and a family bathroom. Externally, the property boasts a front garden, private enclosed rear garden, garage and driveway parking. An early viewing of this ideal family home would be strongly recommended by the vendor's sole agent.

## Location

Warbleton Road 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

#### • KEY POINTS & FEATURES

- Three Bedroom Family Home
- Kitchen/Dining Room
- Front & Rear Gardens

- Sought After Location
- Conservatory With Underfloor Heating
- Garage & Driveway Parking

- Lounge
- Family Bathroom & WC
- Gas Heating & Double Glazing Throughout



11

0

South













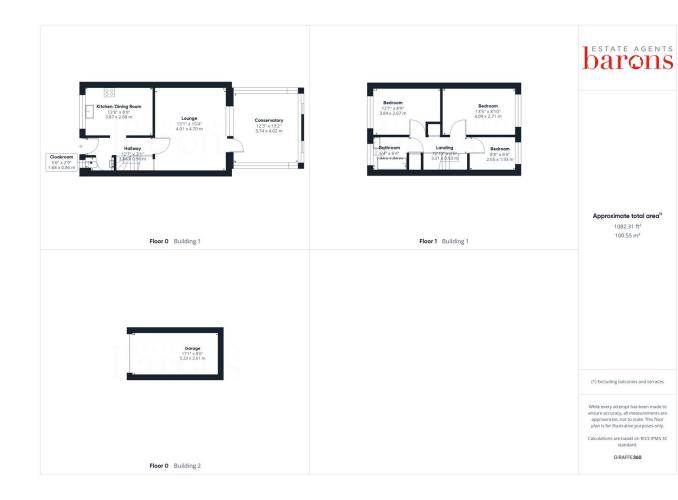




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#### Energy Efficiency Rating

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
<sup>(81-91)</sup> B		89
(69-80)	73	
(55-68) D		
(39-54)		
(21-38)		
(1-20)	6	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	