



**£ 350000**

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

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

buyer or seller uses the services of that company.

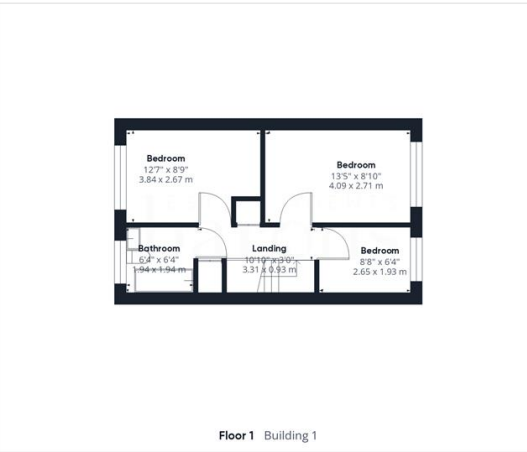
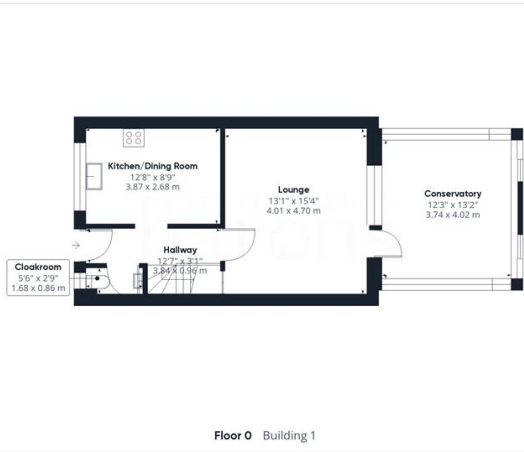
## ▀ KEY POINTS & FEATURES

---

- ▀ 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







Approximate total area<sup>(1)</sup>  
1082.31 ft<sup>2</sup>  
100.55 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

