



**£ 295000**

**2 Bed House - Mid Terrace, Park Prewett Road, Rooksdown, Basingstoke**

Barons Estate Agents are delighted to present this two bedroom, mid terrace property situated in Rooksdown. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition in our opinion. The ground floor accommodation comprises of an entrance hallway, lounge, kitchen/dining room, rear hallway and cloakroom. Upstairs there are two double bedrooms, and a modern family bathroom. Externally, the property boasts an enclosed rear garden, a shed with power, an allocated, offroad parking space and communal parking on the road. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Park Prewett Road is situated in the popular development of Rooksdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## Council Tax Band

Band C

## Extra Services

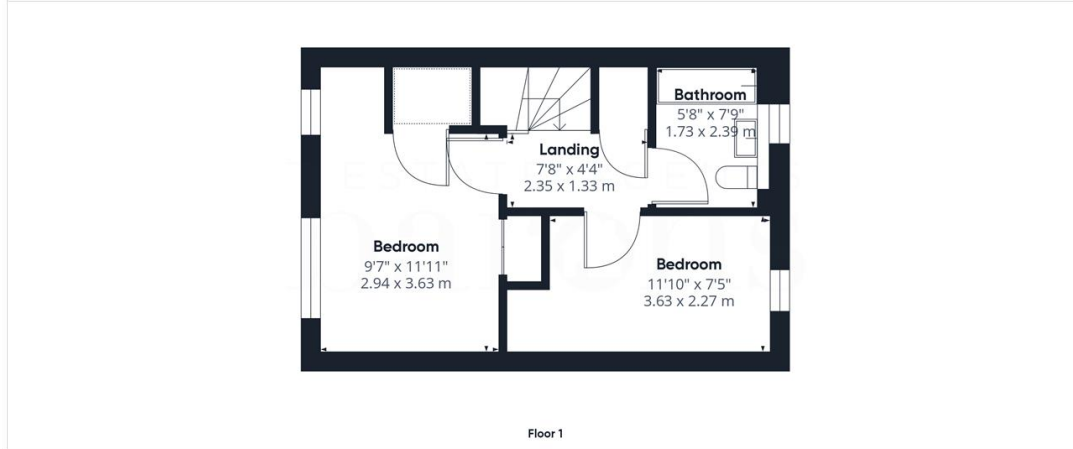
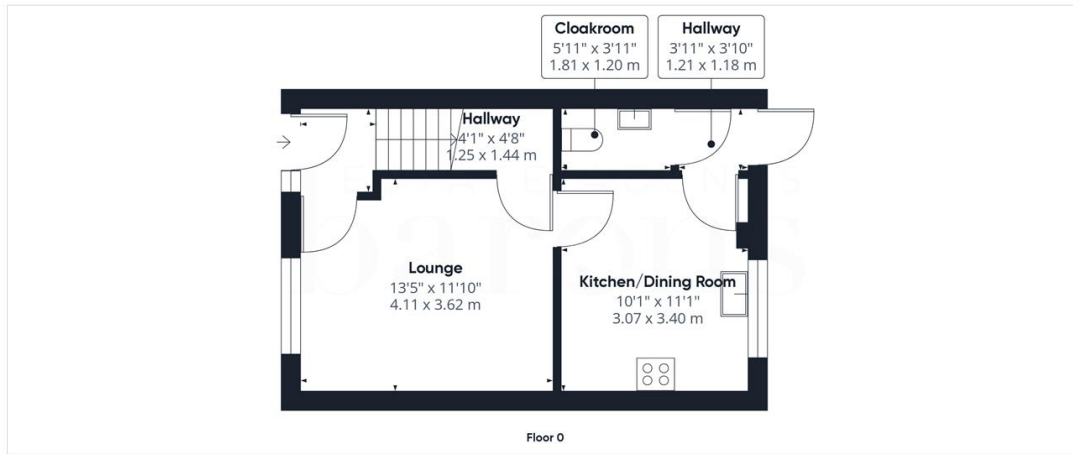
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

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- 🏠 Mid Terrace Home
- 🏠 Lounge
- 🏠 Enclosed Rear Garden
- 🏠 Two Double Bedrooms
- 🏠 Kitchen/Dining Room
- 🏠 Gas Heating & Double Glazing
- 🏠 Modern Family Bathroom
- 🏠 Cloakroom
- 🏠 Allocated Parking





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Approximate total area<sup>®</sup>  
691.37 ft<sup>2</sup>  
64.23 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.

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