



£ 450000

3 Bed Bungalow - Detached, Lambs Row, Lychpit, Basingstoke

Barons Estate Agents are delighted to present this three bedroom, detached bungalow situated in a cul de sac location in Lychpit. The property has been lovingly maintained and is presented to the market with NO ONWARD CHAIN. The internal accommodation comprises of an entrance hallway, a spacious lounge/dining room, refitted kitchen with integrated appliances, a modern shower room and three bedrooms. Externally, the property features an enclosed rear garden with a sunny aspect, ample driveway parking, a front garden and garage with light and power. Additional benefits include gas central heating, double glazing throughout and potential to extend (STPP). An early viewing would be highly recommended by the vendor's sole agent.

Location

Lambs Row is situated within the quiet residential area of Lychpit, Basingstoke. Offering easy access to all of Basingstoke's amenities, which include Festival Place, Schools, Colleges and a mainline railway to London Waterloo. There are local facilities available at the Chineham shopping centre, which includes a Marks & Spencers, Tesco and takeaway food establishments. Situated on the eastern edges of Basingstoke, this property offers easy access to the countryside and villages such as Old Basing.

Tenure

Freehold

Council Tax

Band E

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

- 🏠 Detached Bunaglow
- 🏠 Three Bedrooms
- 🏠 Modern Shower Room
- 🏠 Cul De Sac Location
- 🏠 Lounge/Dining Room
- 🏠 Enclosed Rear Garden
- 🏠 Garage and Driveway Parking
- 🏠 Refitted Kitchen
- 🏠 NO ONWARD CHAIN



ESTATE AGENTS
barons

Bedroom
7'7" x 10'6"
2.33 x 3.22 m

Bedroom
9'11" x 9'8"
3.03 x 2.97 m

Hallway
11'1" x 6'10"
3.39 x 2.08 m

Shower Room
5'6" x 8'7"
1.69 x 2.63 m

Garage
8'1" x 17'9"
2.49 x 5.43 m

Lounge/Dining Room
11'2" x 17'10"
3.41 x 5.44 m

Kitchen
8'3" x 14'9"
2.52 x 4.50 m

Bedroom
8'7" x 9'5"
2.64 x 2.89 m

Approximate total area⁽¹⁾
902.76 ft²
83.87 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
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-81) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	