



£ 375000

3 Bed House - Semi-Detached, Tubb Way, Marnel Park, Basingstoke

Barons Estate Agents are delighted to present this 3 bedroom, semi detached home built in 2019. 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, cloakroom, a kitchen with integrated appliances, and a spacious lounge/dining room. Upstairs there are three bedrooms, and a modern family bathroom with a shower above the bath. Externally, the property boasts an enclosed, low maintenance rear garden, driveway for 2 vehicles at the front, and a newly installed EV charger. Additional benefits include gas central heating, double glazing throughout and approx. 5 years remaining on the NHBC warranty. An early viewing would be strongly advised by the vendor's sole agent.

Location

Marnel Park is a modern development on the North East of Basingstoke town and offers good access to local schools, shops and travel facilities. Chineham shopping centre is approx. 1.5 mile away, hosting Tesco and Marks and Spencer to name a few. The A33 is also accessible within half a mile, giving good road access to Basingstoke, Reading, the M3 and M4 motorways.

Tenure

Freehold

Council Tax

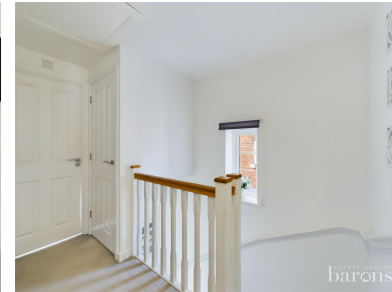
Band C

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

- 🏠 Semi Detached
- 🏠 Modern Kitchen
- 🏠 Driveway for 2 Vehicles
- 🏠 Still Under NHBC
- 🏠 Lounge/Dining Room
- 🏠 Private Enclosed Rear Garden
- 🏠 3 Bedrooms
- 🏠 Family Bathroom
- 🏠 Sought After Location





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	