



£ 250000

3 Bed House - End Terrace, Dudley Close, Basingstoke

Barons Estate Agents are delighted to present this three bedroom end of terrace family home, situated in Winklebury. The property has been redecorated along with new carpets through out. The accommodation to the first floor comprises of 3 beds and bathroom. The ground floor enjoys an entrance lobby, cloakroom, lounge, and kitchen/dining room. To the front of the property there is an enclosed garden laid to lawn. The rear garden is enclosed and laid to lawn with an integral store cupboard and 2 wooden sheds along with rear access.

## Location

Dudley Close is located on the northern side of Basingstoke, benefiting from local shops, schools and open countryside. Basingstoke Town Centre is within 3 miles with Festival Place shopping centre, and mainline station giving access to London Waterloo in 45 minutes. Other facilities within 2 miles include Basingstoke Leisure Park which hosts an array of sporting facilities including swimming, Ice skating and bowling.

## Tenure

Freehold

## Council Tax

Tax Band C

## Extra Services

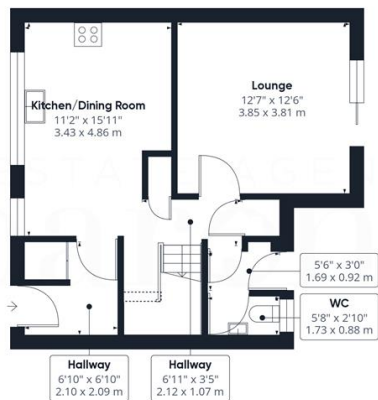
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

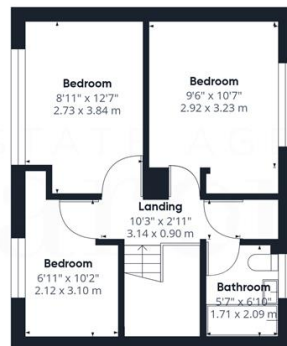
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- |                    |                  |                       |
|--------------------|------------------|-----------------------|
| 🏠 3 Bedrooms       | 🏠 Bathroom       | 🏠 Entrance Hall       |
| 🏠 Cloakroom        | 🏠 Lounge         | 🏠 Kitchen/Dining Room |
| 🏠 Radiator Heating | 🏠 Double Glazed. | 🏠 Garden              |





Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**

850.67 ft<sup>2</sup>  
79.03 m<sup>2</sup>

**Reduced headroom**

1.97 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	