



£ 290000

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

Barons Estate Agents are delighted to present this two bedroom, mid terrace property situated in Rooksdown. The ground floor accommodation comprises of an entrance hallway, lounge, kitchen/dining room and cloakroom. Upstairs there are two double bedrooms, and a family bathroom. Externally, the property boasts an enclosed rear garden, an allocated 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.

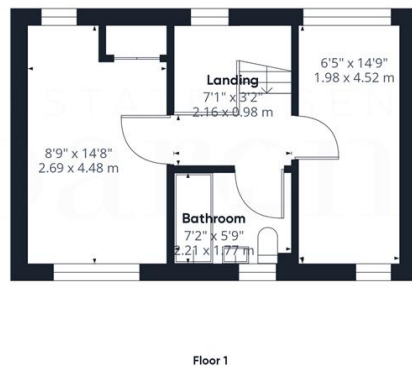
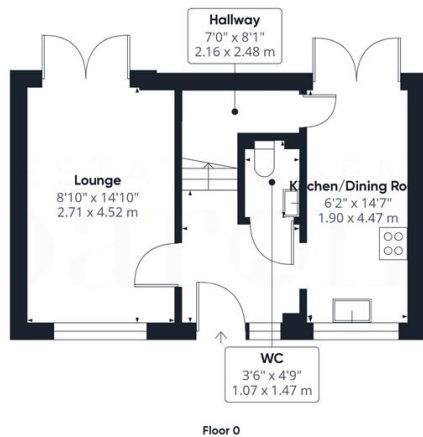
## 🏡 KEY POINTS & FEATURES

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- |                        |                           |                       |
|------------------------|---------------------------|-----------------------|
| 🏡 Mid Terrace Home     | 🏡 Two Double Bedrooms     | 🏡 Kitchen/Dining Room |
| 🏡 Lounge               | 🏡 WC                      | 🏡 Family Bathroom     |
| 🏡 Enclosed Rear Garden | 🏡 Allocated Parking Space | 🏡 Close to Amenities  |







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**Approximate total area<sup>(1)</sup>**  
638.84 ft<sup>2</sup>  
59.35 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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