



£ 300000

2 Bed House - Mid Terrace, Constantine Way, Basingstoke

Barons Estate Agents are delighted to present this beautifully presented 2 bedroom mid terrace family home situated in the ever popular Hatch Warren. The accommodation on the ground floor comprises of an entrance hall leading into a lounge and modern kitchen/dining room. The first floor offers 2 double bedrooms and a family bathroom. Externally the property offers a low maintenance, private enclosed rear garden and 1 allocated parking space. Other benefits include double glazing and gas central heating. Viewings of this excellent property are strongly advised by the vendor`s sole agents.

## Location

Situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

## 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

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- |                           |                         |                                |
|---------------------------|-------------------------|--------------------------------|
| 🏡 2 Bedrooms              | 🏡 Mid Terrace           | 🏡 Lounge                       |
| 🏡 Kitchen/Dining Room     | 🏡 Family Bathroom       | 🏡 Private Enclosed Rear Garden |
| 🏡 Allocated Parking Space | 🏡 Sought After Location | 🏡 Close to Amenities           |







**Approximate total area<sup>(n)</sup>**  
560.69 ft<sup>2</sup>  
52.09 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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