



**£ 325000**

**3 Bed House - Mid Terrace, Cranbourne Lane, Basingstoke**

Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN, this extended 3 bedroom mid terrace family home, situated in ever popular The Harrow Way. The ground floor also offers a porch, entrance hall and a spacious lounge/dining room and kitchen. On the 1st floor, the property offers three bedrooms and a family bathroom. Externally, the property features front and rear gardens, a garage with access from the rear garden as well as the ability to park in front of the garage. With the additional benefits of gas central heating, double glazing throughout and a sought after location. An early viewing is highly recommended by the owners sole agent.

## Location

The property is positioned on Cranbourne Lane within The Harrow Way. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the South. There are well regarded schools and colleges within the area which include BCOT and QMC.

## 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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🏠 NO ONWARD CHAIN

🏠 Kitchen

🏠 Front & Rear Garden

🏠 Extended

🏠 Lounge/Dining Room

🏠 Sought After Location

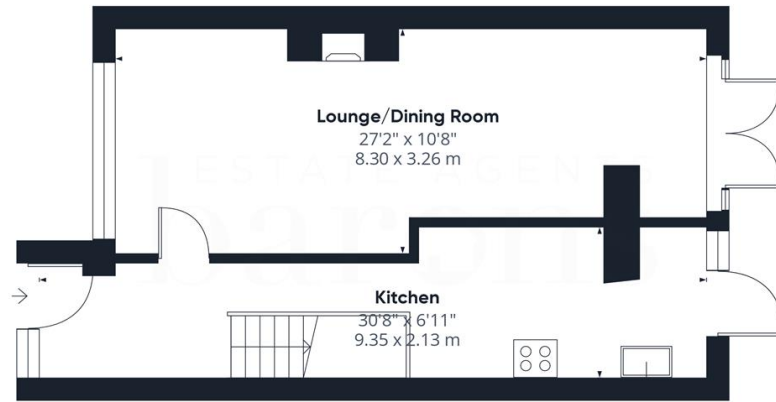
🏠 3 Bedrooms

🏠 Family Bathroom

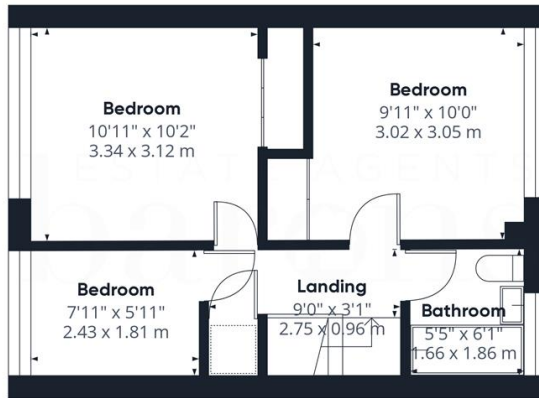
🏠 Close to Town Centre







Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
792.22 ft<sup>2</sup>  
73.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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