



£ 425000

3 Bed House - Mid Terrace, Wellington Terrace, Basingstoke

Barons Estate Agents are delighted to offer to the market this immaculate 3 bedroom mid terrace family home. The ground floor offers; lounge, refitted kitchen/dining room and refitted wc/utility. The accommodation to the first floor comprise of 3 well proportioned bedrooms and refitted family bathroom. Externally the property offers driveway parking for a number of cars and a private enclosed and recently landscaped rear garden. Further benefits include a sought after location, gas central heating and double glazing. An early viewing is highly recommended by the vendors sole agent.

Location

Wellington Terrace is situated on the western side of Basingstoke, situated within 1 mile of Schools and Local shops. Basingstoke Leisure Park and Weybrook Park Golf Club are also a short drive away. With accessibility to the ring road via Roman Road, giving access to Newbury via the A339, Reading via the A33 and London and south coast via the M3. Basingstoke itself benefits from Festival Place shopping Centre and mainline railway station giving access to London Waterloo.

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

- ▀ Sought After Location
- ▀ Rarely Available
- ▀ 3 Bedrooms
- ▀ Refitted Kitchen/Dining Room
- ▀ Lounge
- ▀ WC/Utility Room
- ▀ Refitted Family Bathroom
- ▀ Driveway Parking
- ▀ Landscaped Gardens



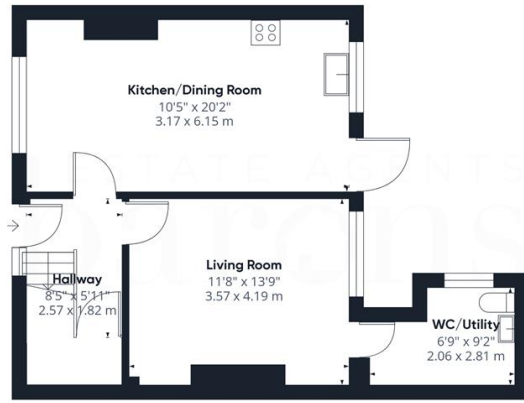


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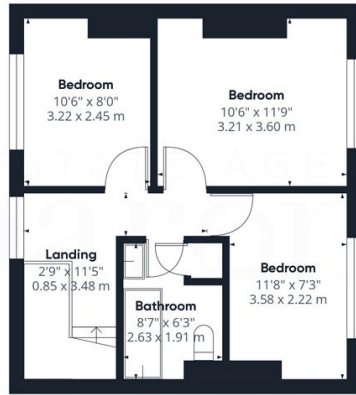
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Floor 0



Floor 1

Approximate total area[®]
877.37 ft²
81.51 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	