



£ 310000

3 Bed House - Semi-Detached, Beethoven Road, Brighton Hill, Basingstoke

Barons Estate Agents are delighted to present this three bedroom, semi detached property situated in a cul de sac in Brighton Hill. Internally on the ground floor, there is an entrance hall, a spacious lounge and kitchen/dining room. Upstairs there's three bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden, driveway parking and space to the side to build a garage (STPP). Additional benefits include gas central heating, double glazing and NO ONWARD CHAIN. An early viewing is strongly advised by the vendor's sole agent.

Location

Beethoven Road is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo (45 minutes). Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment along with the leisure park.

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

- | | | |
|-----------------------------|-----------------------|------------------------|
| 🏡 Semi Detached Family Home | 🏡 Three Bedrooms | 🏡 Spacious Lounge |
| 🏡 Kitchen/Dining Room | 🏡 Bathroom | 🏡 Enclosed Rear Garden |
| 🏡 Driveway Parking | 🏡 Cul De Sac Location | 🏡 NO ONWARD CHAIN |





Floor 1

ESTATE AGENTS
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Approximate total area⁽¹⁰⁾

677.91 ft²
62.98 m²

Reduced headroom

14.33 ft²
1.33 m²

(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 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



	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>88</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	