



**£ 300000**

**3 Bed House - Detached, Upper Sherborne Road, Oakridge, Basingstoke**

Barons Estate Agents are delighted to present this three bedroom detached property, situated approx. 1 mile from Basingstoke town centre. Externally, the property features driveway parking and an enclosed rear garden. Internally, there is an entrance hallway, cloakroom, kitchen/breakfast room and living room on the ground floor. Upstairs there are three bedrooms, and a modern family bathroom. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Upper Sherborne Road is situated approx. 1 mile from Basingstoke town centre, offering easy access to the wealth of facilities and amenities available in Basingstoke. These include the Mainline train line to London Waterloo in 45 minutes, Festival place shopping centre and a host of bars, clubs and eateries. The M3 can be accessed with relative ease and good bus services support Basingstoke's transport links.

## Tenure

Freehold

## Council Tax

Band D

## Extra Services

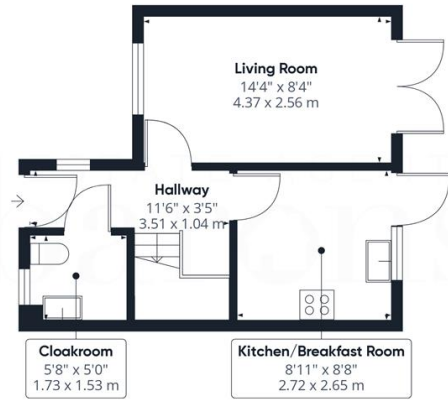
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

---

- 🏠 Detached Home
- 🏠 Kitchen/Breakfast Room
- 🏠 Driveway Parking
- 🏠 Three Bedrooms
- 🏠 Living Room
- 🏠 Approx. 1 Mile From Basingstoke Town Centre
- 🏠 Modern Family Bathroom
- 🏠 Cloakroom
- 🏠 Viewing Advised





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
620.87 ft<sup>2</sup>  
57.68 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.

GIRAFFE360

## Energy Efficiency Rating

