



£ 335000

3 Bed House - Mid Terrace, Falkland Road, Popley, Basingstoke

Barons Estate Agents are delighted to present this three bedroom family home, situated on Falkland Road. The property has been lovingly cared for, and is presented to the market in immaculate condition in our opinion. The ground floor accommodation comprises of a porch/utility area, a spacious cloakroom with storage cupboards, a modern kitchen/breakfast room and a lounge/dining room. Upstairs, there are three bedrooms and a family bathroom. The property features enclosed front and rear gardens, with the rear mainly laid to lawn, complemented by a patio area and a shed. There is also driveway parking for two cars at the front, a garage and ample communal parking. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Location

Falkland Road is situated to the North East of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries and pubs abound. Basingstoke hospital is approximately 1 mile from the property.

Tenure

Freehold

Council Tax

Band C

Extra Services

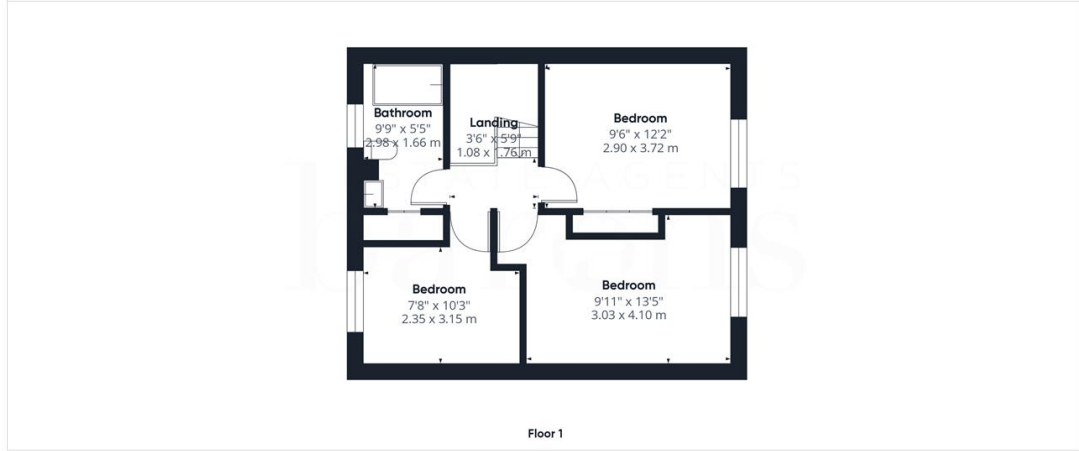
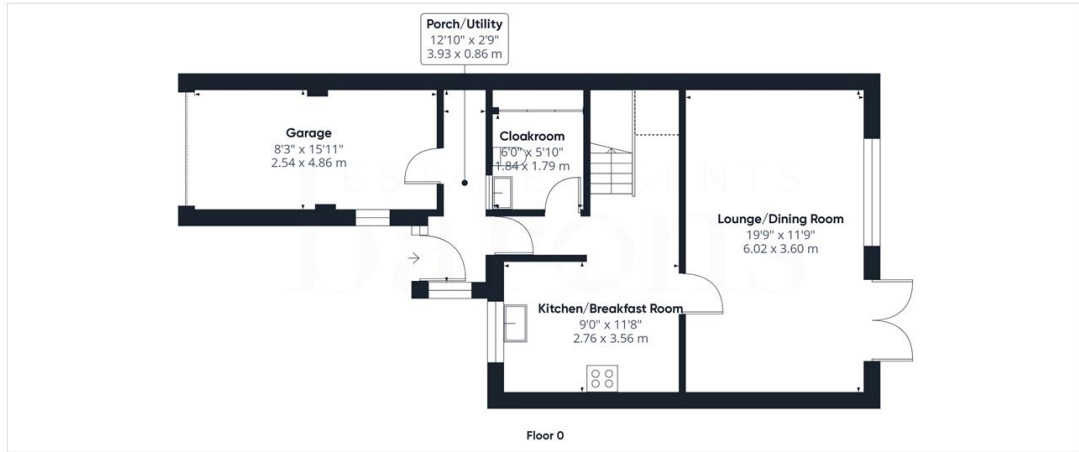
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

buyer or seller uses the services of that company.

▀ KEY POINTS & FEATURES

- ▀ Three Bedroom Family Home
- ▀ Modern Kitchen/Breakfast Room
- ▀ Family Bathroom
- ▀ Garage & Driveway Parking
- ▀ Lounge/Dining Room
- ▀ Front & Rear Gardens
- ▀ Porch/Utility Area
- ▀ Cloakroom
- ▀ NO ONWARD CHAIN





Approximate total area[®]
1064.23 ft²
98.87 m²

Reduced headroom
7.97 ft²
0.74 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.

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