



**£ 415000**

**3 Bed House - Townhouse, Winchester Road, Basingstoke**

This well-presented three bedroom, three bathroom property offers spacious living throughout. Perfect for commuters, it's within walking distance of the train station and close to the town centre. The ground floor features a spacious lounge/dining room, modern kitchen, entrance hallway, cloakroom, and storage space. The first floor includes two double bedrooms, one with an ensuite shower room, as well as a family bathroom. The top floor boasts an impressive main bedroom with a dressing room and ensuite shower room. At the rear, you'll find a landscaped, private, enclosed garden. Additionally, the property comes with a private parking space in the gated rear parking area. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing is strongly advised by the vendor's sole agent.

## Location

The property is situated within half a mile of the town centre and the acclaimed Festival Place shopping centre with it`s array of shops including Marks and Spencer and a John Lewis/Waitrose store along with numerous eateries, theatres and museum. Basingstoke Railway station gives access to London Waterloo in 45 minutes, there are an abundance of schools for all ages and Basingstoke College of Technology is within 300 yards along with a doctors surgery and pharmacy. Basingstoke Leisure centre is also situated within a mile, offering swimming, ice skating, bowling and much more, making this property ideal for a growing family, and commuter. For the keen walker there are an abundance of country walks and historic sites within a short drive and for the golfer a number of quality courses.

## 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

---

- 🏠 Town Centre Location
- 🏠 Modern Kitchen
- 🏠 Private Allocated Parking
- 🏠 Town House
- 🏠 Lounge/Dining Room
- 🏠 Built in 2014
- 🏠 Three Double Bedrooms
- 🏠 Three Bathrooms & Cloakroom
- 🏠 NO ONWARD CHAIN





