



**£ 300000**

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

Barons Estate Agents are delighted to present this, in our opinion, immaculately presented 2/3 bedroom mid terrace family home. The accommodation has been superbly improved by the current owners and includes a hallway, lounge, refitted kitchen/dining room and reception room 2/bedroom 3. Upstairs the property offers 2 well proportioned bedrooms, a bonus room and a refitted, 4 piece family bathroom. Externally the property benefits from front and rear garden. Further benefits include: gas central heating, double glazing and an abundance of communal parking. Early viewings of this excellent property are strongly advised by the vendor`s sole agents.

## 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.

## Local Authority

Basingstoke and Deane Borough Council

## Council Tax

Band B

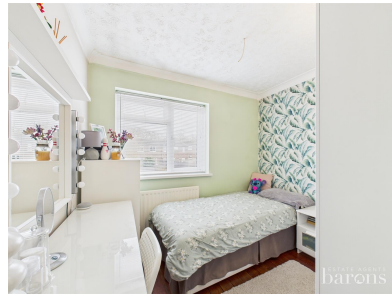
## Extra Services

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

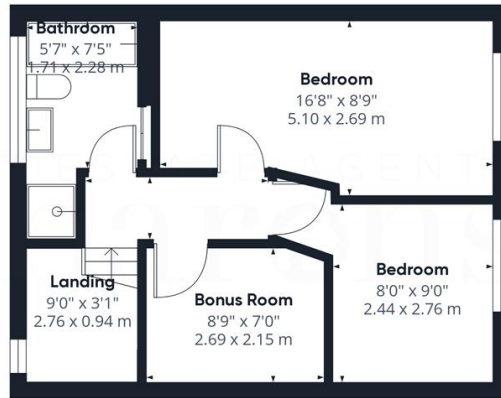
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- 2/3 Bedrooms
- 4 Piece Family Bathroom
- Communal Parking
- Refitted Kitchen/Dining Room
- Bonus Room
- Close to Amenities
- Livingroom
- Front & Rear Gardens





Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**  
872.53 ft<sup>2</sup>  
81.06 m<sup>2</sup>

**Reduced headroom**  
28.73 ft<sup>2</sup>  
2.67 m<sup>2</sup>

(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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