



**£ 390000**

**3 Bed House - End Terrace, Julius Close, Basingstoke**

Barons Estate Agents are pleased to bring to the market this end of terrace family home. Set in a court yard setting, this fine home offers to the first floor 3 bedrooms and a modern bathroom. The ground floor boasts an entrance hall, cloakroom, lounge, dining room, kitchen and full width heated conservatory. To the front of the property there is parking to the front of the garage along with allocated parking. The garage is larger than average with a courtesy door to the rear giving access to the rear garden. The rear garden offers a great deal of seclusion with a sunny aspect and benefits from a patio area as well as decking and flower borders. There is a side gate leading to a further area of side garden.

## Location

Julius Close is situated on the popular development of Rooksdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## Council Tax Band

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

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🏠 3 Bedrooms

🏠 Lounge

🏠 Kitchen

🏠 Bathroom

🏠 Dining Room

🏠 Garden

🏠 Entrance Hall

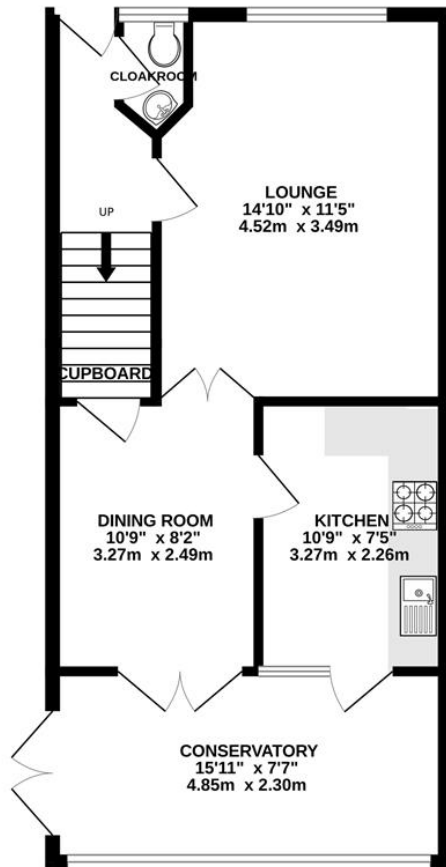
🏠 Heated Conservatory

🏠 Garage

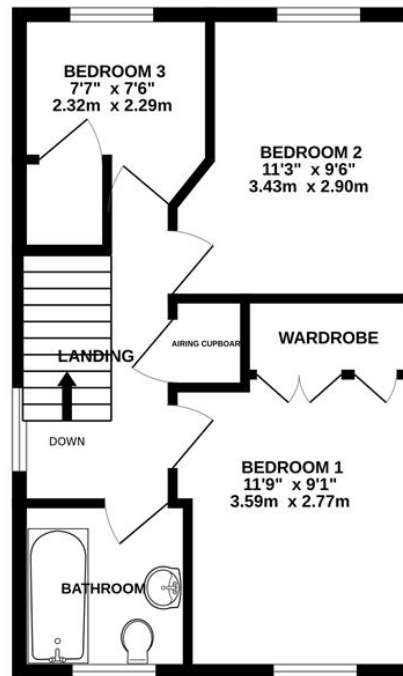




GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	90
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	