



£ 270000

2 Bed House - End Terrace, Hillcrest Court, Basingstoke

Barons Estate Agents are delighted to offer to the market with NO ONWARD CHAIN, this 2 bedroom end of terrace property. The ground floor accommodation includes an entrance hall, kitchen, spacious lounge/dining room and WC. Upstairs provides 2 bedrooms and a family bathroom. Benefits include gas central heating, double glazing throughout, front garden and a private enclosed rear garden. An early viewing is highly recommended by the owners sole agent.

Location

Hillcrest Court is situated on the western side of Basingstoke, situated within 1 mile of Schools, Local shops, Basingstoke Leisure Park and Weybrook Park Golf Club. With accessibility to the ring road via Roman Road, giving access to Newbury, Reading and of course Basingstoke to name a few. Basingstoke itself benefits from Festival Place shopping Centre and mainline railway station giving access to London Waterloo.

Tenure

Freehold

Council Tax

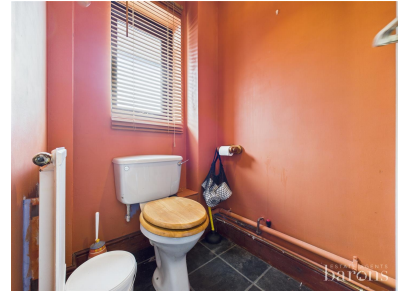
Band B

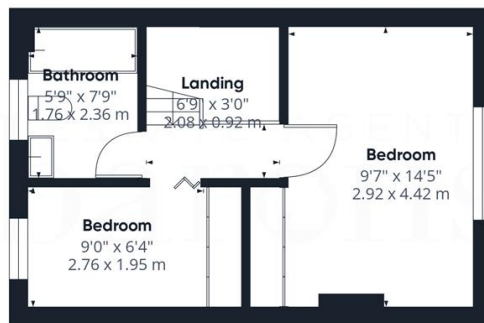
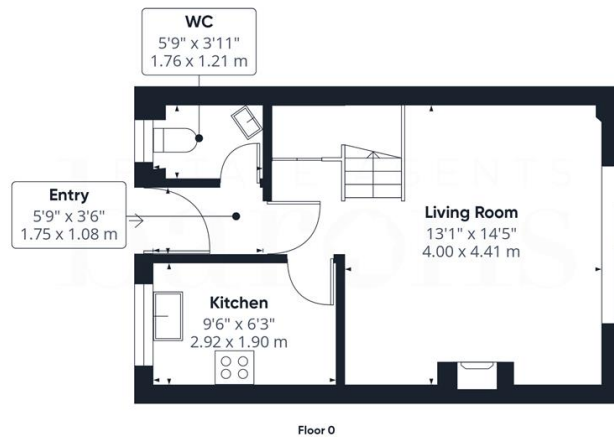
Extra Services

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

- | | | |
|--------------------------------|---------------------------|----------------------------|
| 🏠 NO ONWARD CHAIN | 🏠 2 Bedroom | 🏠 End of Terrace |
| 🏠 Kitchen | 🏠 Lounge/Dining Room | 🏠 Family Bathroom & WC |
| 🏠 Private Enclosed Rear Garden | 🏠 Allocated Parking Space | 🏠 Close to Local Amenities |





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Approximate total area¹⁾
609 ft²
56.5 m²

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 