



£ 299950

3 Bed House - Semi-Detached, Portsmouth Walk, Basingstoke

Barons Estate Agents are delighted to present to the market WITH NO ONWARD CHAIN this extended 3 bedrooms semi detached family home, situated in South Ham. Internally on the ground floor, the property features an entrance hall, living room, separate dining room, kitchen, an additional reception room as well as a WC. The first floor offer 3 well proportioned bedrooms and family bathroom.

With the additional benefits of gas central heating and double glazing throughout, an early viewing is strongly advised by the owners sole agent.

## Location

Portsmouth Walk is in South Ham, offering commuter links via bus, train station and M3 junctions. Morrison's supermarket is easily accessible as are all of Basingstoke town centre's amenities including Festival Place shopping centre and a vast selection of bars and eateries.

## 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

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🏠 NO ONWARD CHAIN

🏠 3 Bedrooms

🏠 Family Bathroom & WC

🏠 EXTENDED

🏠 3 Reception Rooms

🏠 Semi Detached

🏠 Kitchen





ESTATE AGENTS  
**barons**

Approximate total area<sup>®</sup>  
935 ft<sup>2</sup>  
86.8 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(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	