



£ 295000

3 Bed House, Duddon Way, Basingstoke

Barons Estate Agents are delighted to present with NO ONWARD CHAIN this three bedroom family home, situated within close proximity of Basingstoke town centre. On the ground floor, the property boasts a welcoming entrance hallway, cloakroom, kitchen, utility room, a spacious lounge and dining room. Upstairs there are three double bedrooms, and family bathroom. Externally, the property boasts a low maintenance rear garden with a sunny aspect, parking to the front and an integrated garage. Additional benefits include gas central heating, double glazing throughout and a sought after location. An early viewing is strongly advised by the vendor`s sole agent.

Location

The property is situated in the popular Riverdene development. Set within 1/2 mile of the town centre and Festival Place which offers, various bars, coffee shops, eateries and The Memorial Park with it`s pleasant walks. The railway station is within 1/2 mile and provides direct access to London Waterloo for commuters. Junction 6 of the M3 is also accessible within 2 miles giving access to London, Winchester and the New Forest

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

Band C

Extra Services

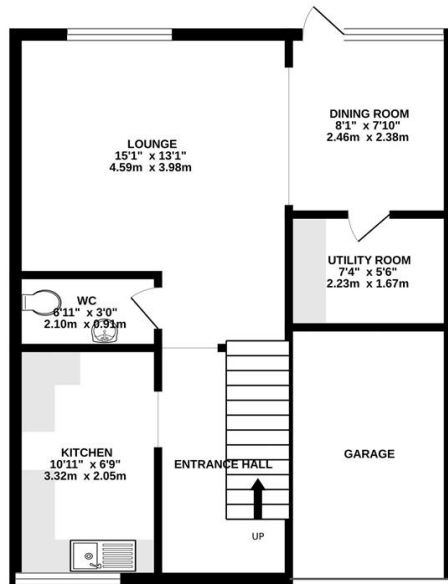
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

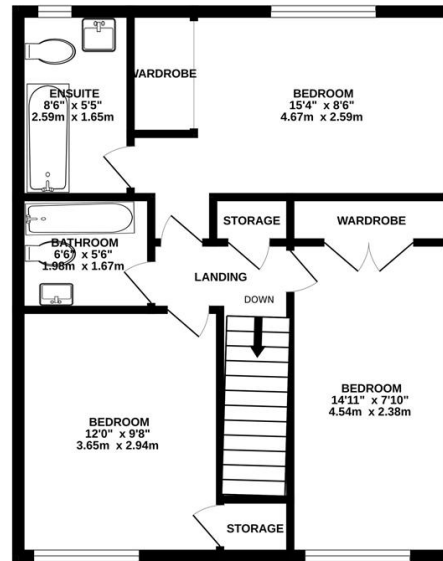
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|--------------------------------|--------------------------------------|----------------------------------|
| 🏠 NO ONWARD CHAIN | 🏠 3 Bedrooms | 🏠 Kitchen & Utility Room |
| 🏠 Lounge | 🏠 Dining Room | 🏠 WC, En Suite & Family Bathroom |
| 🏠 Private Enclosed Rear Garden | 🏠 Integral Garage & Driveway Parking | 🏠 Close to Town Centre |



GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	