



£ 495000

3 Bed House - Semi-Detached, Sandys Road, Basingstoke

Barons Estate Agents are pleased to bring to the market this extremely well presented family home with the addition of an annex. Both the house and the annex have been subject to much improvement by the present owners. The accommodation to the first floor comprises of 3 bedrooms and a large bathroom. The ground floor benefits from an entrance hall, open plan kitchen/dining/lounge, cloakroom. The annex is accessed from the entrance hall of the house and offers on the ground floor an open plan kitchen/living room with stairs to the first floor bedroom and bathroom. To the front of the property there is off road parking and an area of lawn. The rear garden is fully enclosed and enjoys a full width patio and lawned area. Viewing is unquestionably recommended. No Onward Chain.

Location

Sandys Road is positioned 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 B

Extra Services

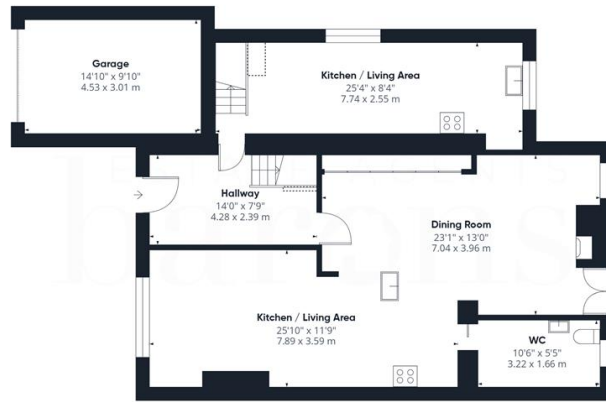
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

- 🏠 3 Bedrooms
- 🏠 Open Plan Kitchen/Living/Dining Room
- 🏠 Garden
- 🏠 Refitted Bathroom
- 🏠 Cloakroom
- 🏠 Garage
- 🏠 Entrance Hall
- 🏠 Radiator Heating
- 🏠 1 Bedroom Annex.







Floor 0



Floor 1

ESTATE AGENTS
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Approximate total area⁽¹⁾

1759 ft²
163.4 m²

Reduced headroom

5 ft²
0.5 m²

(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 are based on RICS IPMS 3C standard.

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