



**£ 280000**

**3 Bed House - Mid Terrace, Cayman Close, Popley, Basingstoke**

Barons Estate Agents are delighted to present this three bedroom family home, situated in Popley. Internally, the property benefits from an entrance hallway, cloakroom, kitchen, lounge, dining room, three double bedrooms and a family bathroom. Externally, the property boasts a garage, and enclosed front and rear gardens. Additional benefits include gas central heating, double glazing and NO ONWARD CHAIN. A viewing is strongly advised by the vendor`s sole agent.

## Location

Cayman Close is situated to the North East of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries and pubs abound.

## Tenure

Freehold.

## Council Tax

Band B.

## Extra Services

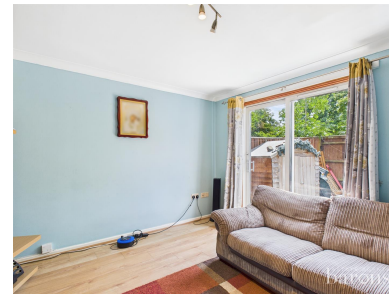
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

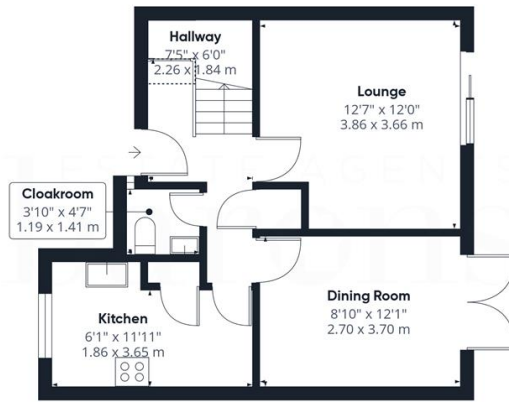
## 🏠 KEY POINTS & FEATURES

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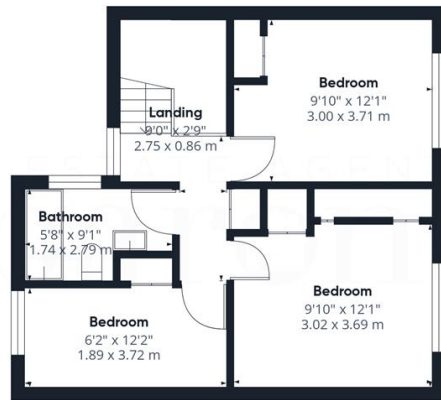
- |                         |                                 |                               |
|-------------------------|---------------------------------|-------------------------------|
| 🏠 Three Double Bedrooms | 🏠 Kitchen                       | 🏠 Dining Room                 |
| 🏠 Lounge                | 🏠 Enclosed Front & Rear Gardens | 🏠 Family Bathroom & Cloakroom |
| 🏠 Garage                | 🏠 Gas Heating & Double Glazed   | 🏠 NO ONWARD CHAIN             |







Floor 0



Floor 1

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Approximate total area<sup>20</sup>

857 ft<sup>2</sup>  
79.8 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	