



£ 230000

2 Bed Maisonette, Penrith Road, Sarum House, Basingstoke

This well-proportioned ground floor maisonette offers an excellent opportunity for first time buyers or as an investment, and is presented in immaculate condition throughout, having been lovingly maintained by the current owner. The spacious interior comprises a porch, welcoming entrance hall, two generously sized double bedrooms, a modern bathroom, a large lounge/dining room, and a kitchen. Externally, the property boasts a front garden, a private rear garden with a patio area, an allocated parking space, and additional visitor parking. Additional features include gas central heating, double glazing throughout, ample storage space and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Location

Situated in popular Kings Furlong, the property is situated ideally for local schooling, Basingstoke College of Technology and local shops. Basingstoke town centre is situated within a mile offering Festival Place shopping centre, with mainline railway access to London Waterloo in 45 minutes. With access to the A30, A303 and M3 motorway the property offers all the benefits of modern day living.

Tenure

Leasehold.

92 Years Remaining approx.

Ground Rent - £150 per annum approx.

Tax Band

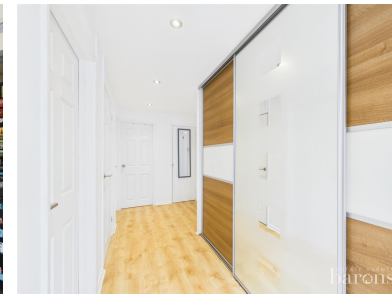
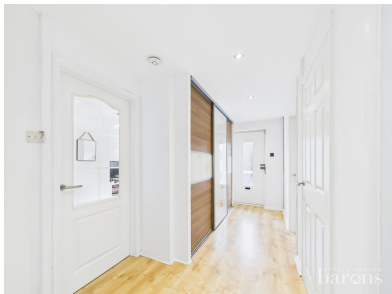
Band B

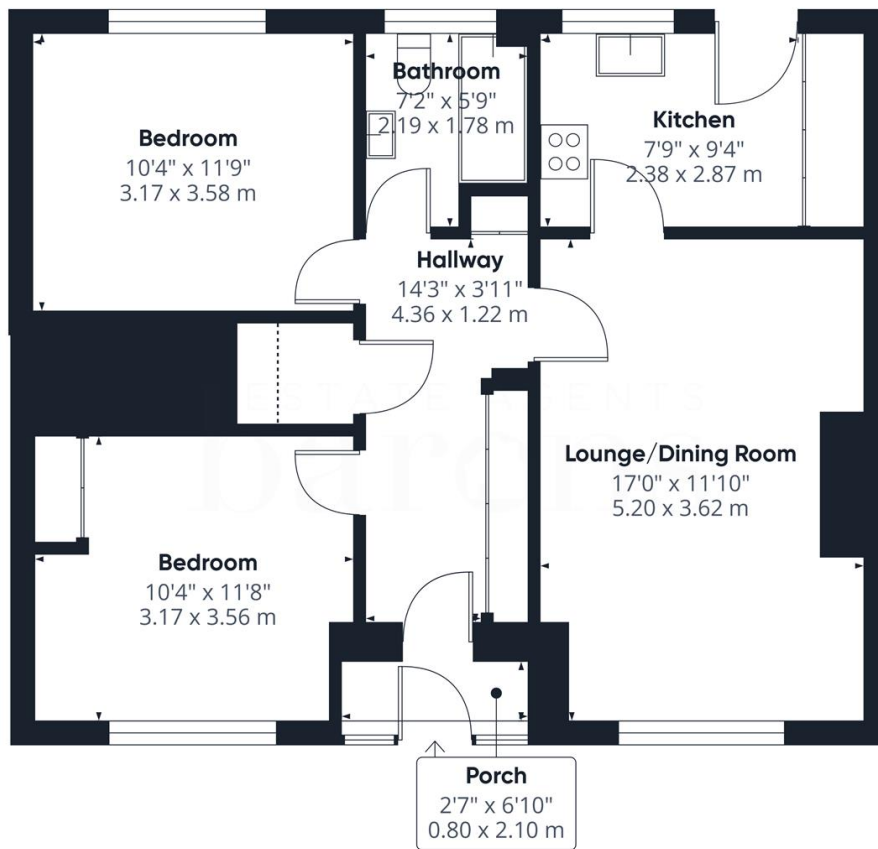
Extra Services

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

- | | | |
|-------------------------------|------------------------|---------------------------------|
| 🏠 Ground Floor Maisonette | 🏠 Two Double Bedrooms | 🏠 Spacious Lounge/Dining Room |
| 🏠 Kitchen | 🏠 Bathroom | 🏠 Ample Storage & Large Hallway |
| 🏠 Allocated & Visitor Parking | 🏠 Front & Rear Gardens | 🏠 NO ONWARD CHAIN |





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Approximate total area[®]
686 ft²
63.6 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	