



£ 305000

3 Bed House - Mid Terrace, Fabian Close, Basingstoke

Barons Estate Agents are pleased to bring to the market this well presented mid terrace family home. The first floor accommodation benefits from 3 bedrooms and refitted shower room. The ground floor benefits from a lounge dining room and refitted kitchen. The front of the property faces a small green, there is a picket post fence with gate to an enclosed garden. The rear garden has a patio and a low maintenance barked area with steps down to a shed and rear access.

Location

Fabian Close is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station giving access to London Waterloo in 45 minutes.

Tenure

Freehold

Tax Band

Band C

Extra Services

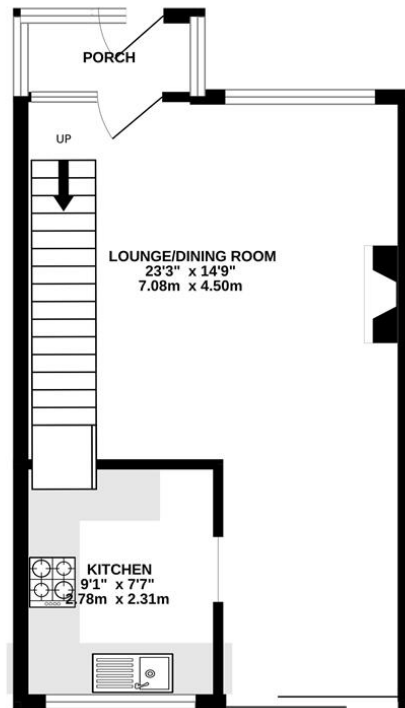
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

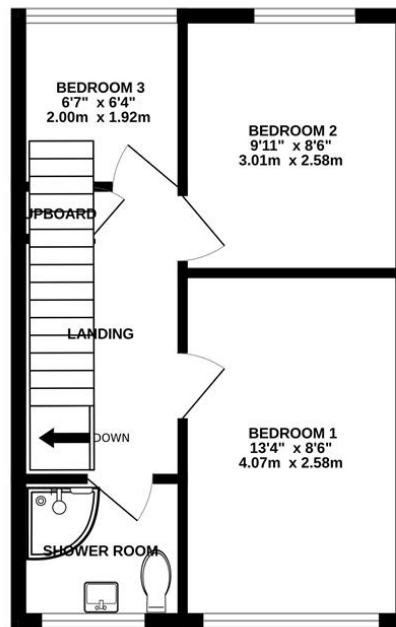
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|------------------------|-------------------------|------------------|
| 🏠 3 Bedrooms | 🏠 Re Fitted Shower Room | 🏠 Entrance Porch |
| 🏠 Lounge / Dining Room | 🏠 Re Fitted Kitchen | 🏠 Garden |
| 🏠 Double Glazed | 🏠 Gas Radiator Heating | 🏠 Permit Parking |



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		89
(69-80) C	72	
(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	