



£ 295000

2 Bed House - Mid Terrace, Gander Drive, Basingstoke

Barons Estate Agents are pleased to bring to the market this extremely well presented mid terrace property, The accommodation to the first floor consists of 2 bedrooms and a bathroom. The ground floor benefits from an entrance hall, kitchen and lounge dining room. To the front of the property there is the added benefit of a garage with parking to the front and a path to the front door. The rear garden is fully enclosed and laid to lawn. With NO ONWARD CHAIN this property must be viewed.

## Location

Gander Drive is conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## 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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🏠 2 Bedrooms

🏠 Kitchen

🏠 Radiator Heating

🏠 Bathroom

🏠 Lounge / Dining Room

🏠 Garden

🏠 Entrance Hall

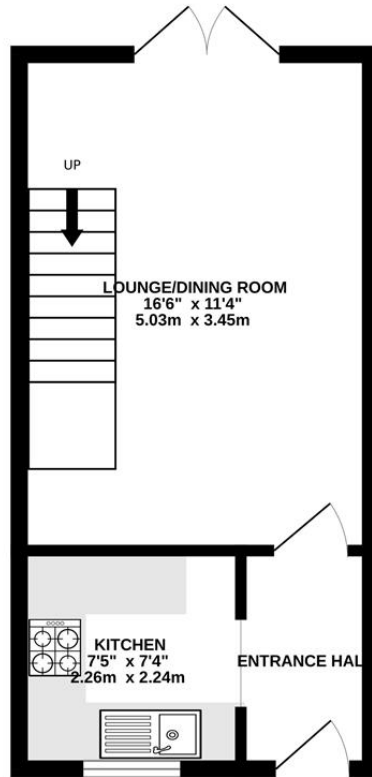
🏠 Double Glazed

🏠 Garage/Parking

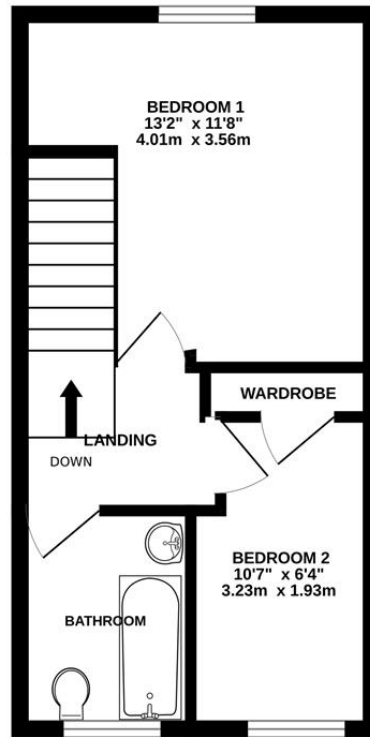




GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.  
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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	