



**£ 180000**

**2 Bed Maisonette, Melrose Walk, Basingstoke**

Barons Estate Agents are pleased to bring to the market this first floor maisonette set over 2 floors. The accommodation comprises of an entrance hall with stairs to the first floor leading to the refitted kitchen/dining room and the lounge with a door to the stairs and 2nd floor where there are 2 bedrooms and a refitted bathroom. Outside there is a gravelled area providing a seating area and off road parking.

No Onward Chain.

## Location

Melrose Walk 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 Town Centre Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo in 45 minutes. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries and pubs abound.

## Local Authority

Basingstoke and Deane Borough Council

## 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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🏠 2 Bedrooms

🏠 Lounge

🏠 Double Glazed

🏠 Bathroom

🏠 Kitchen / Dining Room

🏠 Garden / Parking

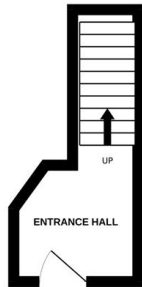
🏠 Entrance Hall

🏠 Radiator Heating

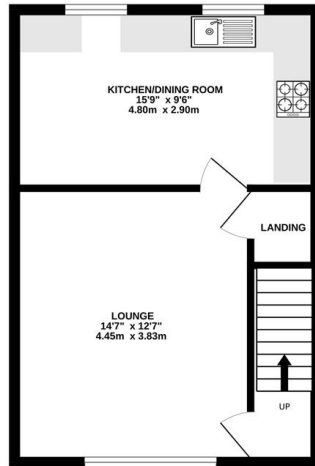
🏠 No Onward Chain



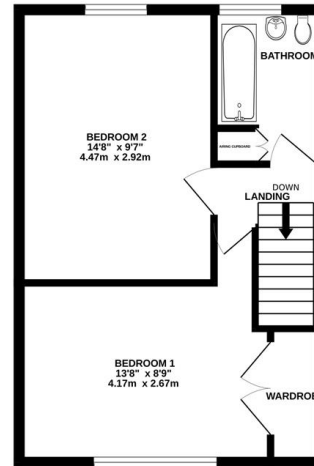
GROUND FLOOR  
68 sq ft. (6.3 sq.m.) approx.



1ST FLOOR  
387 sq ft. (36.0 sq.m.) approx.



2ND FLOOR  
387 sq ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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 