



£ 390000

2 Bed Bungalow, Brackley Way, Berg Estate, Basingstoke

Barons Estate Agents are pleased to bring to the market this detached bungalow. The bungalow has been modernised and benefits from an entrance lobby leading to the hall which accesses all rooms. There are 2 bedrooms, a good sized lounge which incorporates bedroom 3 that could be reinstated if required. The kitchen and bathroom have been refitted along with a new boiler and radiators, replacement double glazing and doors. To the front of the property there is ample parking with driveway to the garage. The rear garden is fully enclosed with side access and has been improved and benefits from being paved for easy maintenance with flower and shrub borders and raised beds. There is also a lovely seating area under a pergola for quiet summer evenings. No Onward Chain.

Location

Brackley Way is located on the Berg Estate and is located in an established location, benefiting from local shops which include a convenience store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

Tenure

Freehold

Council Tax Band

Band D

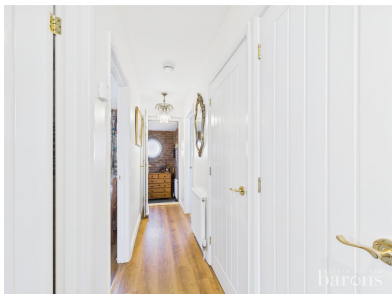
Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

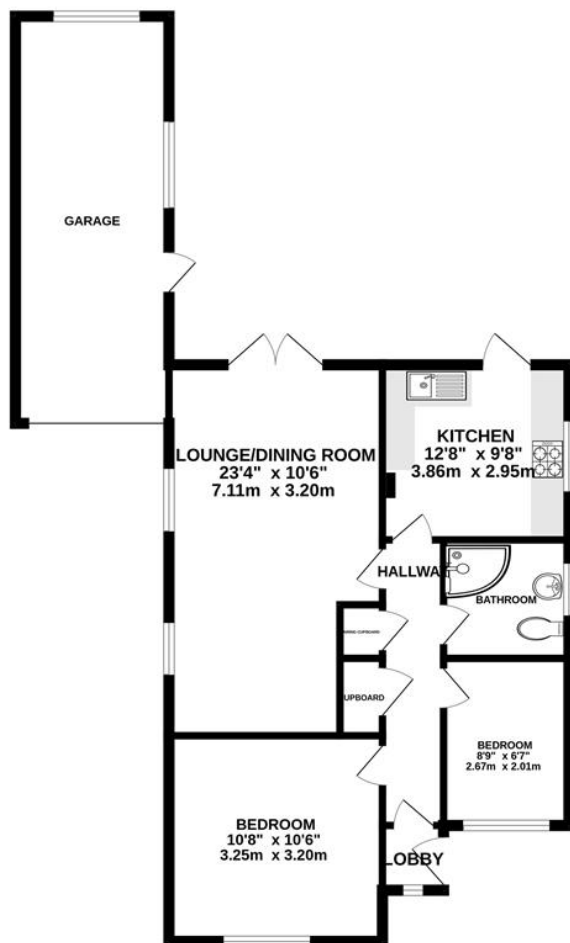
buyer or seller uses the services of that company.

■ KEY POINTS & FEATURES

- | | | |
|-------------------------|--------------------------------|------------------------------|
| ■ Entrance Hall | ■ 2/3 Bedrooms | ■ Re Fitted Kitchen |
| ■ Re Fitted Shower Room | ■ Lounge/Dining Room/Bedroom 3 | ■ Replacement Double Glazing |
| ■ Radiator Heating | ■ Garden | ■ Garage |



GROUND 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		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	