



£ 450000

3 Bed Bungalow - Detached, Brackley Way, Berg Estate, Basingstoke

Barons Estate Agents are pleased to offer for sale this extended, three-bedroom detached bungalow, ideally located on the popular Berg Estate. Externally, the property features a front garden, driveway parking and access to a generous garage with an electric roller door, workshop area, and a private enclosed rear garden. The internal accommodation comprises a porch, spacious entrance hallway, cloakroom, three bedrooms, family bathroom, kitchen/breakfast room, utility room, lounge, dining room and conservatory. In addition, there is a useful loft room with window, lighting and power. Further benefits include double glazing, heating and the advantage of no onward chain. Early viewing is highly recommended through the vendor's sole agent.

Location

Brackley Way is on the Berg Estate which is an established location, benefiting from local shops which include a convenience store, hardware 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

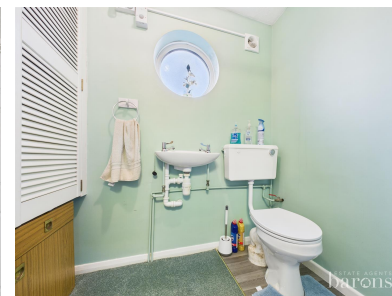
Band E

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

- | | | |
|------------------------------|------------------------|-----------------------|
| 🏡 Extended Detached Bungalow | 🏡 Three Bedrooms | 🏡 Two Reception Rooms |
| 🏡 Shower Room & Cloakroom | 🏡 Utility Room | 🏡 Conservatory |
| 🏡 Garage & Driveway | 🏡 Front & Rear Gardens | 🏡 NO ONWARD CHAIN |





ESTATE AGENTS
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Approximate total area⁽³⁾1863 ft²173.2 m²

Reduced headroom

97 ft²9.1 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>41</p>	<p>71</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	