



£ 295000

2 Bed House - Mid Terrace, Balmoral Way, Basingstoke

Barons Estate Agents are delighted to offer to the market this 2 bedroom family home situated in a cul-de-sac location. The ground floor offers an entrance hall, kitchen and spacious living/dining room with French doors opening onto the enclosed rear garden. The accommodation to the first floor comprises of 2 double bedrooms with built in wardrobes and a family bathroom. Externally, the property benefits from 2 allocated parking spaces to the front, along with an 2 additional visitor bays. Further features include gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

## Location

Balmoral Way is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. The town offers an abundance of eateries, pubs, and two theatres. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

## 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                 | 🏠 Entrance Hall   | 🏠 Lounge/ Dining Room  |
| 🏠 Kitchen                    | 🏠 Family Bathroom | 🏠 Gas Central Heating  |
| 🏠 2 Allocated Parking Spaces | 🏠 Visitor Parking | 🏠 Enclosed Rear Garden |





