



£ 450000

3 Bed House - End Terrace, Frances Road, Basingstoke

Barons Estate Agents are delighted to present this thoughtfully extended, three bedroom end of terrace property situated in a cul de sac location, within close proximity to Basingstoke town centre. The property has been lovingly cared for and modernised by the current owner, and is presented to the market in immaculate condition in our opinion. On the ground floor, the property benefits from an entrance hallway, lounge, cloakroom, utility room and stunning open plan kitchen/dining room. The dining room extension is approx. 3.9m in length, and features oiled and brushed engineered rustic oak flooring which runs throughout the ground floor, bifold doors to the garden and skylights. The kitchen has been stylishly designed with ample space, a breakfast bar and Quartz worktops. On the 1st floor, there's a modern shower room and two double bedrooms. The loft conversion adds a master double bedroom with space for a dressing or work area, and an ensuite bathroom. Externally, there is a large, enclosed rear garden with a sunny aspect, and permit parking to the front. The property also offers gas central heating, and has a replacement combi boiler. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Location

Frances Road is located within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

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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| 🏠 Town Centre Location | 🏠 Extended & Loft Converted | 🏠 Three Double Bedrooms |
| 🏠 End Of Terrace | 🏠 Spacious Kitchen/Dining Room | 🏠 Lounge |
| 🏠 Cloakroom & Utility Room | 🏠 Shower Room & Ensuite | 🏠 Enclosed Rear Garden |

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