



---

**£ 285000**

2 Bed House - Mid Terrace, Paterson Close, Kempshott Rise, Basingstoke

Barons Estate Agents are delighted to present this two bedroom, mid terrace property situated in a cul de sac location. The property has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. Internally on the ground floor, the property features a welcoming entrance hallway, a modern kitchen and a spacious lounge/dining room. Upstairs there are two double bedrooms and a refitted family bathroom. Externally, the property boasts an enclosed rear garden with a sunny aspect, a garage in a block and ample communal parking. Additional benefits include gas central heating, double glazing throughout and a refitted fuse box. An early viewing of this ideal first time buy or investment opportunity would be strongly recommended by the vendor's sole agent.

## Location

Paterson Close is on the sort after Kempshott Rise development which merges into Hatch Warren which benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's and a John Lewis Store. 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

Tax Band C

## Extra Service

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

---

- |                            |                               |  |
|----------------------------|-------------------------------|--|
| 🏠 Two Double Bedrooms      | 🏠 Mid Terrace Home            | 🏠 Cul De Sac Location                  |
| 🏠 Refitted Family Bathroom | 🏠 Spacious Lounge/Dining Room | 🏠 Modern Kitchen                       |
| 🏠 Garage In Block          | 🏠 Enclosed Rear Garden        | 🏠 Double Glazing & Gas Central Heating |



