



£ 320000

3 Bed House - End Terrace, Lower Brook Street, Basingstoke

Barons Estate Agents are delighted to present this three bedroom end of terraced property, situated within close proximity to Basingstoke Town Centre. The property is presented to the market in good condition in our opinion, having been recently decorated. Internally, the property benefits from an entrance hallway, a kitchen, spacious lounge/dining room and a family bathroom. To the first floor there are three bedrooms. Externally to the rear is a paved and enclosed garden with access to the garage which has light and power. With the additional benefits of gas central heating, double glazing and NO ONWARD CHAIN, a viewing is strongly recommended by the vendor`s sole agent.

## Location

Lower Brook Street is situated within half a mile of Festival Place, Basingstoke Town centre and all its facilities and benefits. Basingstoke has exceptional travel connections, including rail links to London Waterloo in 45 minutes, and the M3 motorway giving access to London and the South West. Basingstoke itself offers an abundance of sporting and leisure facilities, making it perfect for the a family, commuter, first time or investment buyer.

## Local Authority

Basingstoke & Deane Borough Council.

## Tenure

Freehold

## 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.

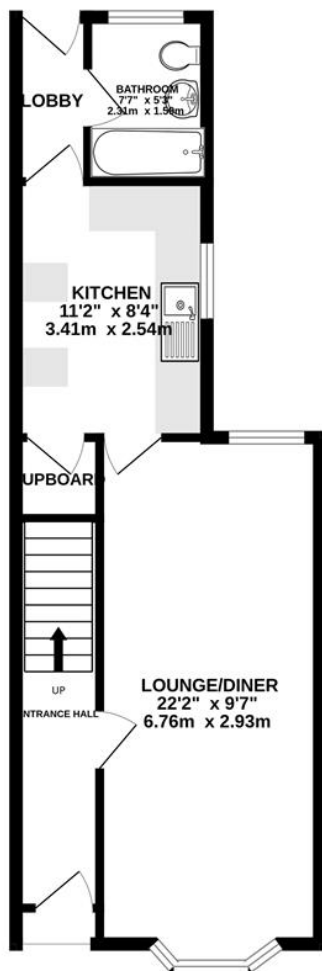
## 🏠 KEY POINTS & FEATURES

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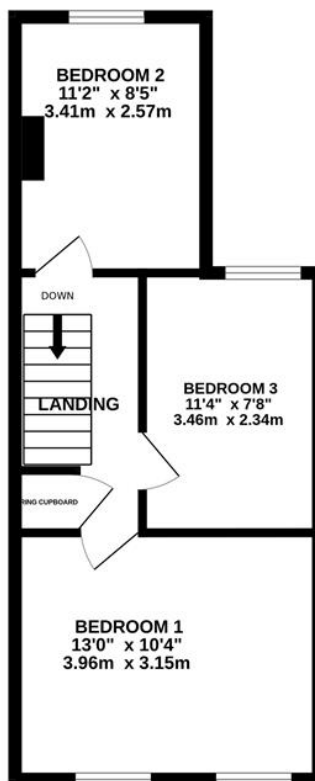
- |                    |                 |                       |
|--------------------|-----------------|-----------------------|
| 🏠 3 Bedrooms       | 🏠 Entrance Hall | 🏠 Lounge/ Dining Room |
| 🏠 Kitchen          | 🏠 Outer Lobby   | 🏠 Bathroom            |
| 🏠 Radiator Heating | 🏠 Garden        | 🏠 Garage              |



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	