



£ 290000

2 Bed House - Mid Terrace, Northbrook Crescent, Rooksdown, Basingstoke

Barons Estate Agents are delighted to present this two bedroom property, situated in Rooksdown. The property has been lovingly cared for, and is presented to the market with NO ONWARD CHAIN. Internally, the property features an entrance hallway, storage cupboard, cloakroom, kitchen and a spacious lounge/dining room on the ground floor. Upstairs there's two double bedroom and a modern family bathroom. Externally, the property boasts driveway parking to the front, storage and an enclosed rear garden. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Northbrook Crescent is situated in the popular development of Rooksdown. Conveniently located for Basingstoke hospital and offering a local shop and cafe. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, mainline train line, 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South. The Property is also a short walk to Castle Hill Primary School.

## Tenure

Freehold

## Council Tax Band

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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🏡 Mid Terrace Family Home

🏡 Lounge/Dining Room

🏡 Enclosed Rear Garden

🏡 Two Double Bedrooms

🏡 Kitchen

🏡 Driveway Parking

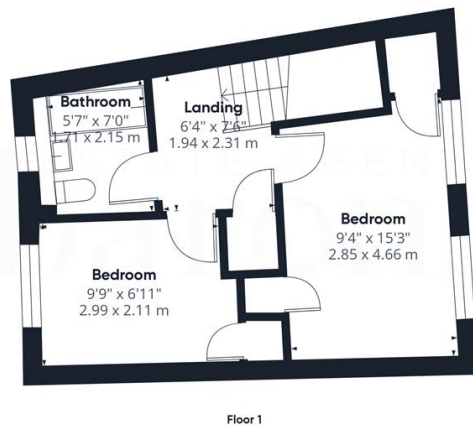
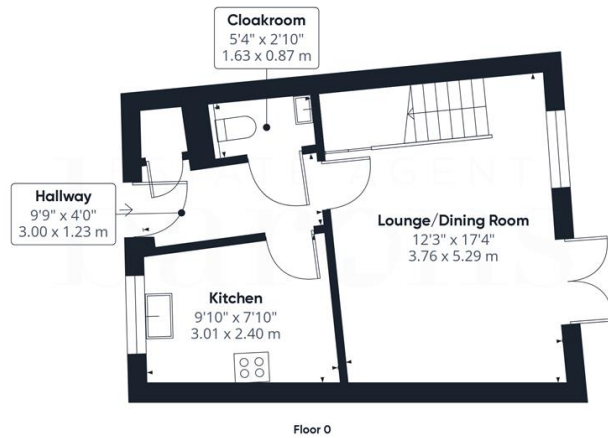
🏡 Modern Bathroom

🏡 Cloakroom

🏡 Viewing Advised







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Approximate total area<sup>®</sup>  
663.82 ft<sup>2</sup>  
61.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</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	