



**£ 315000**

**3 Bed House - Semi-Detached, Mathias Walk, Basingstoke**

Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN this three bedroom semi detached property, situated in a cul de sac location. The ground floor accommodation comprises of a porch, entrance hallway, and a spacious lounge and kitchen/dining room. Upstairs, there are three bedrooms and a family bathroom. Externally, the property boasts a front garden, private enclosed rear garden and driveway parking. . Additional benefits include; a room to the rear of the garage, gas central heating, double glazing throughout and potential to extend (STPP). An early viewing would be strongly advised by the vendor's sole agent.

## Location

Mathias Walk is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band C

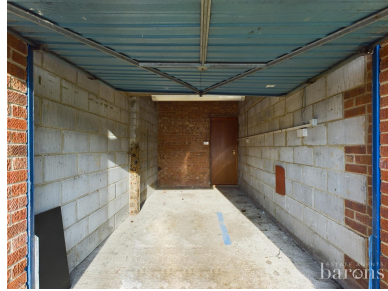
## Extra Services

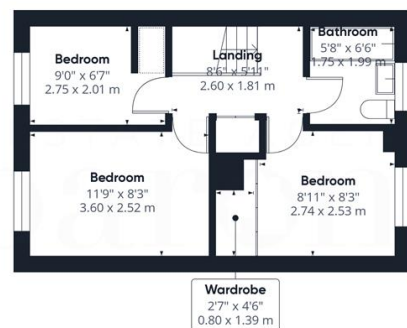
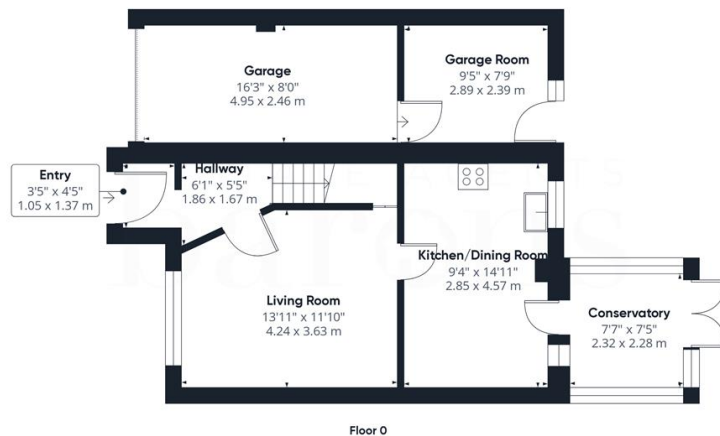
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

---

- |                       |                        |                             |
|-----------------------|------------------------|-----------------------------|
| 🏠 NO ONWARD CHAIN     | 🏠 3 Bedrooms           | 🏠 Lounge                    |
| 🏠 Kitchen/Dining Room | 🏠 Family Bathroom      | 🏠 Driveway Parking & Garage |
| 🏠 Bonus Garage Room   | 🏠 Front & Rear Gardens | 🏠 Close to Amenities        |





ESTATE AGENTS  
**barons**

Approximate total area<sup>(1)</sup>  
948.73 ft<sup>2</sup>  
88.14 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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 