



£ 300000

3 Bed House - Detached, Upper Sherborne Road, Oakridge, Basingstoke

Barons Estate Agents are delighted to present this three bedroom detached property, situated approx. 1 mile from Basingstoke town centre. Externally, the property features driveway parking and an enclosed rear garden. Internally, there is an entrance hallway, cloakroom, kitchen/breakfast room and living room on the ground floor. Upstairs there are three bedrooms, and a modern family bathroom. Additional benefits include gas central heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

Location

Upper Sherborne Road is situated approx. 1 mile from Basingstoke town centre, offering easy access to the wealth of facilities and amenities available in Basingstoke. These include the Mainline train line to London Waterloo in 45 minutes, Festival place shopping centre and a host of bars, clubs and eateries. The M3 can be accessed with relative ease and good bus services support Basingstoke's transport links.

Tenure

Freehold

Council Tax

Band D

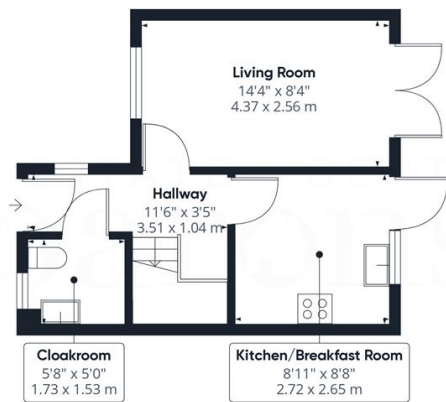
Extra Services

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

- | | | |
|--------------------------|---|--------------------------|
| 🏠 Detached Home | 🏠 Three Bedrooms | 🏠 Modern Family Bathroom |
| 🏠 Kitchen/Breakfast Room | 🏠 Living Room | 🏠 Cloakroom |
| 🏠 Driveway Parking | 🏠 Approx. 1 Mile From Basingstoke Town Centre | 🏠 Viewing Advised |





Floor 0



Floor 1

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Approximate total area[®]
620.87 ft²
57.68 m²

(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) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |