



£ 340000

5 Bed House - Mid Terrace, Warwick Road, Winklebury, Basingstoke

Barons Estate Agents are delighted to present this extended four/five bedroom property, situated on Warwick Road. The property has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. The ground floor accommodation comprises of a porch, entrance hallway, bedroom 5/family room, a modern kitchen/breakfast room, utility room, shower room and an extended lounge/dining room. Upstairs, there are four bedrooms, a modern family bathroom and a large airing cupboard. Externally, the property boasts both front and rear gardens, and ample communal parking. Additional benefits include gas central heating and double glazing throughout. A viewing would be strongly advised by the vendor's sole agent.

## Location

Warwick Road is located on the northern side of Basingstoke, benefiting from local shops, schools and open countryside. Basingstoke Town Centre is within 3 miles with Festival Place shopping centre, and mainline station giving access to London Waterloo in 45 minutes. Other facilities within 2 miles include Basingstoke Leisure Park which hosts an array of sporting facilities including swimming, Ice skating and bowling.

## Tenure

Freehold

## Council Tax

Band C

## Extra Services

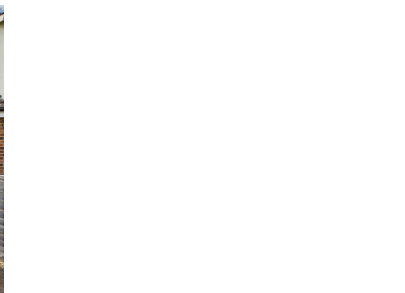
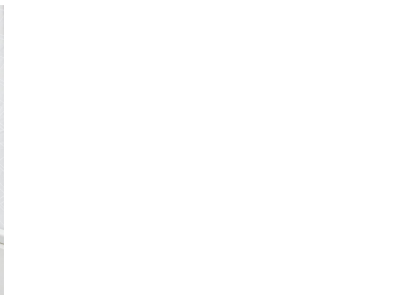
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏡 KEY POINTS & FEATURES

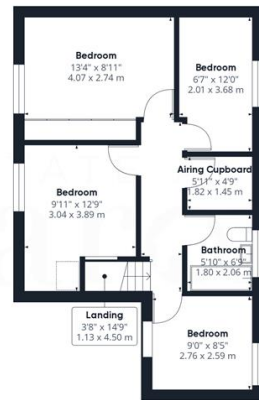
---

- 🏡 Extended Family Home
- 🏡 Modern Kitchen/Breakfast Room
- 🏡 Porch & Utility
- 🏡 Four/Five Bedrooms
- 🏡 Open Plan Lounge/Dining Room
- 🏡 Front & Rear Gardens
- 🏡 Family Bathroom & Shower Room
- 🏡 Bedroom Five/Family Room
- 🏡 Viewing Advised









Approximate total area<sup>®</sup>  
1340.86 ft<sup>2</sup>  
124.57 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>86</b>
(69-80) <b>C</b>	<b>74</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	