



**£ 325000**

**3 Bed House - Mid Terrace, Boyce Close, Basingstoke**

Barons Estate Agents are delighted to present to the market this three bedroom, end of terrace family home, situated in a cul de sac location. The ground floor offers an entrance hall, kitchen/dining room, living room and wc. The first floor offers 3 well proportioned bedrooms and family bathroom. Externally the property offer a front garden, non overlooked rear garden as well as communal parking. Further benefits include gas central heating and double glazing. An early viewing is highly recommended by the vendors sole agent.

## Location

Boyce Close 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.

## 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

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- 🏠 Three Bedrooms
- 🏠 Living Room
- 🏠 Communal Parking
- 🏠 Mid Terrace
- 🏠 WC & Family Bathroom
- 🏠 Close to Local Amenities
- 🏠 Kitchen/Dining Room
- 🏠 Front & Rear Gardens





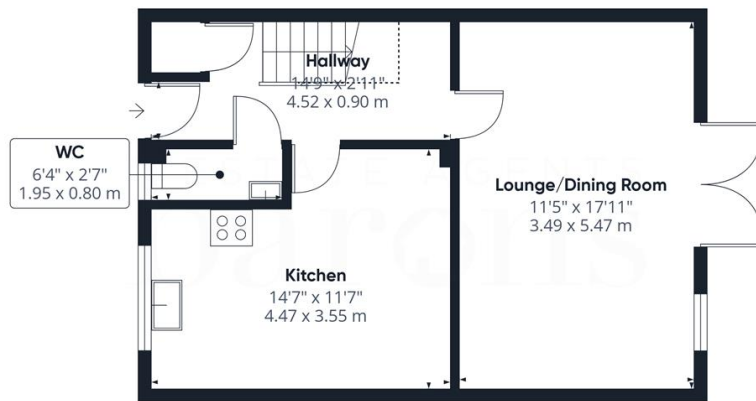


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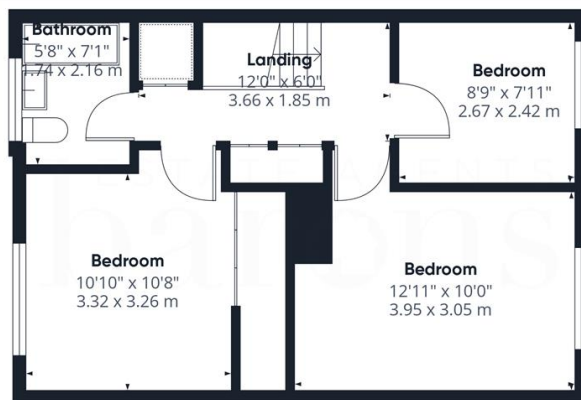
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Floor 0



Floor 1

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**barons**

**Approximate total area<sup>(1)</sup>**

897 ft<sup>2</sup>  
83.2 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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.

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