



£ 400000

2 Bed Bungalow - Semi Detached, Woodroffe Drive, Berg Estate, Basingstoke

Barons Estate Agents are delighted to present this extended two bedroom semi detached bungalow, situated on the ever popular Berg Estate. The property has been lovingly cared for by the current owner and is presented to the market with NO ONWARD CHAIN. The accommodation comprises of a porch, entrance hallway, two double bedrooms, a modern family bathroom, modern kitchen/breakfast room, a conservatory and open plan lounge/dining room with stairs that lead to the loft room and eaves storage. Externally, the property boasts ample driveway parking, a front garden, and a large rear garden with a sunny aspect and a spacious gym/home office with light and power. Additional benefits include gas central heating and double glazing. A viewing would be strongly advised by the vendor's sole agent.

## Location

Woodroffe Drive is on the Berg Estate which is an established location, benefiting from local shops which include a convenience store, hardware store, hairdressers and a take-away. There is also a bus service that runs down Buckland Avenue and local schools are situated close-by in Western Way. Down Grange and Brighton Hill Retail Park and an array of restaurants are also situated within half a mile of the property.

## Tenure

Freehold

## Council Tax Band

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

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|-----------------------------------|-----------------------------------|-------------------------------------|
| ■ Extended Semi Detached Bungalow | ■ Two Double Bedrooms & Loft Room | ■ Ample Driveway Parking            |
| ■ Modern Family Bathroom          | ■ Kitchen/Breakfast Room          | ■ Lounge/Dining Room & Conservatory |
| ■ Enclosed Rear Garden            | ■ Gym/Home Office                 | ■ NO ONWARD CHAIN                   |





