



£ 390000

4 Bed House - Mid Terrace, Wedderburn Avenue, Beggarwood, Basingstoke

Barons Estate Agents are pleased to present this spacious and versatile town house located in the popular Beggarwood area. On the ground floor, you'll find a generous lounge/family room with direct access to the rear garden, along with a welcoming entrance hall, utility room, shower room, and a ground floor bedroom. The first floor offers a bright and airy lounge/dining room and a well sized kitchen/breakfast room. Upstairs, the top floor features three bedrooms, including a master with ensuite, as well as a family bathroom. Outside, the property benefits from an enclosed rear garden, off road parking, and a garage. Additional features include gas central heating and double glazing throughout. An early viewing is highly recommended to fully appreciate the space and flexibility this home has to offer.

## Location

Situated on one of Basingstoke`s premier developments, Wedderburn Avenue gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

## Tenure

Freehold

Estate Maintenance Fee - Approx. £250 per annum.

## Council Tax

Band E

## 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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|--------------------------------|--|------------------------|
| 🏠 Town House                   | 🏠 Four Bedrooms                        | 🏠 Two Reception Rooms  |
| 🏠 Three Bathrooms/Shower Rooms | 🏠 Kitchen/Breakfast Room               | 🏠 Utility Room         |
| 🏠 Garage & Parking             | 🏠 Double Glazing & Gas Central Heating | 🏠 Enclosed Rear Garden |





