



£ 375000

2 Bed House - Semi-Detached, John Liddell Way, Basingstoke

Barons Estate Agents are delighted to offer to the market this beautifully presented 2 bedroom semi detached, a short walk from Basingstoke Train Station. The property offers a kitchen with integrated appliances, lounge/dining room, WC, 2 double bedrooms, en suite and family bathroom. The property also boasts driveway parking for 2 cars, a larger than average rear garden in a highly sought after location. Further benefits include: gas central heating, double glazing as well as additional visitor parking. An early viewing is highly recommended by the owners sole agent.

Location

John Liddell Way is a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schools and colleges are within close reach together with access to the M3.

Tenure

Freehold

Council Tax

Band C

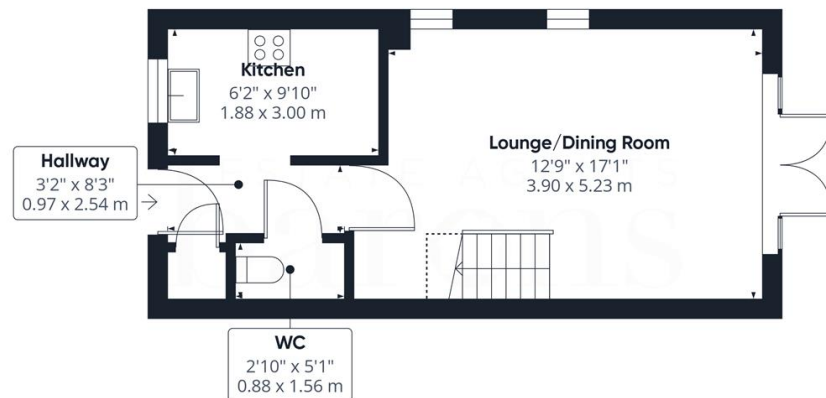
Extra Services

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

- 🏡 Still Under NHBC
- 🏡 Kitchen
- 🏡 Driveway Parking & Visitor Parking
- 🏡 Semi Detached
- 🏡 Lounge/Dining Room
- 🏡 Close to Town Centre
- 🏡 2 Double Bedrooms
- 🏡 WC, En Suite & Family Bathroom
- 🏡 Sought After Location





Floor 0



Floor 1

ESTATE AGENTS
barons

Approximate total area^m
651 ft²
60.5 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 