



**£ 230000**

**1 Bed House - Mid Terrace, Paterson Close, Basingstoke**

Barons Estate Agents are delighted to present this one bedroom home, situated in a cul de sac location. On the ground floor, there is a living room, refitted kitchen, storage and access to the garden. Upstairs there's a landing, refitted family bathroom and spacious bedroom. Externally, the property boasts driveway parking and an enclosed rear garden. Additional benefits include refitted heaters, double glazing throughout and NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

## Location

Paterson Close is located within the sought after Kempshott Rise development which merges into Hatch Warren which benefits from amenities including St Marks C of E School, Busy Bee Nursery and Retail Park which includes Sainsbury Super Store, Argos, and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer's and a John Lewis Store. The town offers an abundance of eateries, pubs, and two theatres'. A Leisure Park is close by offering ice skating, bowling, a swimming pool, and a pitch and putt.

## Tenure

Freehold

## Council Tax

Band B

## Extra Service

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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🏡 NO ONWARD CHAIN

🏡 Refitted Kitchen

🏡 Private Enclosed Rear Garden

🏡 1 Bedroom

🏡 Lounge/Dining Room

🏡 Sought After Location

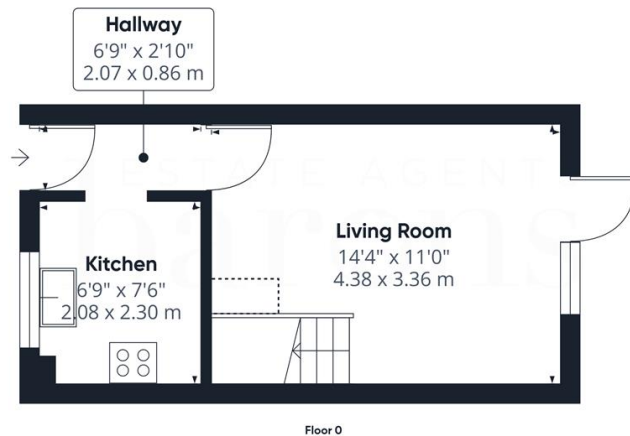
🏡 Mid Terrace

🏡 Refitted Bathroom

🏡 Close to Amenities







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

434 ft<sup>2</sup>  
40.4 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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