



£ 285000

3 Bed House - Mid Terrace, Arun Court, Riverdene, Basingstoke

Barons Estate Agents are delighted to present to the market with NO ONWARD CHAN this three bedroom, mid terrace property situated within close proximity to Basingstoke town centre and all of its amenities. The ground floor accommodation comprises of an entrance hallway, a modern kitchen, a bedroom, utility room and a spacious lounge/dining room. Upstairs there's two further bedrooms and a modern family bathroom. Externally, the property boasts driveway parking, permit parking on the road and an enclosed rear garden. Additional benefits include gas central heating and double glazing. An early viewing is strongly advised by the vendor's sole agent.

Location

The property is situated in the popular Riverdene development. Set within 1/2 mile of the town centre and Festival Place which offers, various bars, coffee shops and eateries. The railway station is within 1/2 mile and provides direct access to London Waterloo for commuters. Junction 6 of the M3 is also accessible within 2 miles giving access to London, Winchester and the New Forest.

Local Authority

Basingstoke and Deane Borough Council.

Council Tax

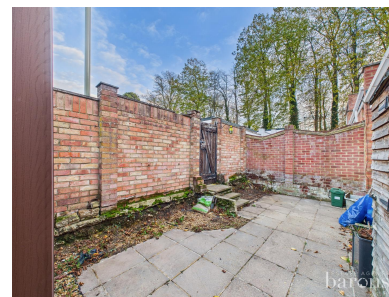
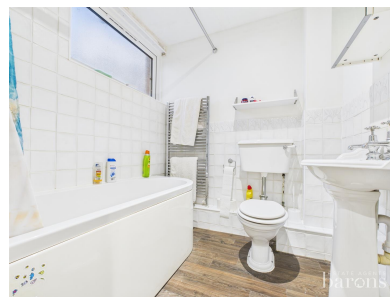
Band C.

Extra Services

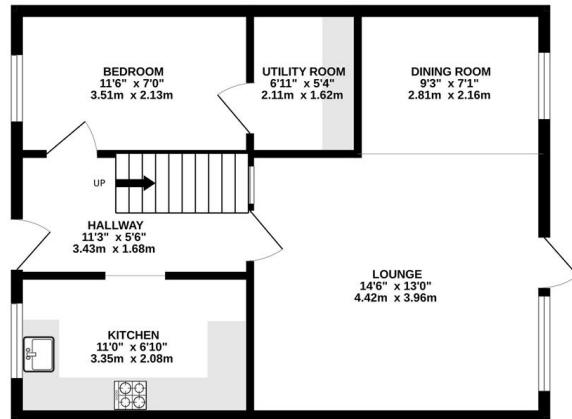
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏡 KEY POINTS & FEATURES

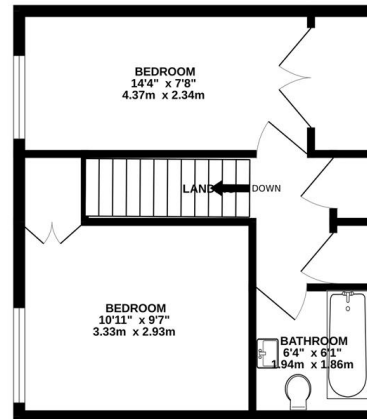
- 🏡 Mid Terrace Family Home
- 🏡 Modern Kitchen
- 🏡 Garden
- 🏡 Three Bedrooms
- 🏡 Utility Room
- 🏡 Driveway Parking
- 🏡 Modern Family Bathroom
- 🏡 Spacious Lounge/Dining Room
- 🏡 Close to Town Centre



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	