



**£ 330000**

**3 Bed House - End Terrace, Lyn Court, Basingstoke**

Barons Estate Agents are delighted to present this NO ONWARD CHAIN three bedroom end-of-terrace family home, ideally located within the popular Eastrop development and within close proximity to the town centre. The ground floor accommodation comprises an extended entrance hall, a lounge, an extended kitchen/diner and a cloakroom. To the first floor are three bedrooms and a bathroom. Externally, the property features a front and rear garden, driveway parking for one vehicle, a workshop and a garage. Additional benefits include gas central heating and double glazing throughout. Viewing is highly recommended and strictly by appointment through the vendor's sole agents.

## Location

Lyn Court is situated in the popular Eastrop area. The property is set within 1/2 a mile of the town centre and Festival Place, which offers various bars, coffee shops and eateries. The railway station is within 1/2 a mile and provides direct access to London Waterloo for commuters (45 minutes). Junction 6 of the M3 is also accessible within 1 mile giving access to London, Winchester and the south coast.

## Tenure

Freehold

## Council Tax Band

Band C

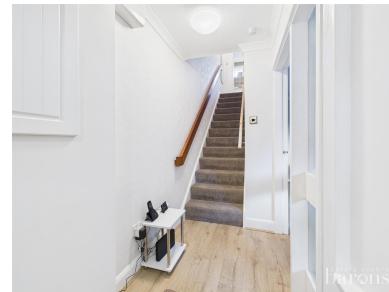
## Extra Services

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

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- ◆ Eastrop
- ◆ Extended Kitchen/Diner
- ◆ Garage
- ◆ 3 Bedroom End Terrace
- ◆ Extended Porch
- ◆ Driveway For One Vehicle
- ◆ Lounge
- ◆ Front and Rear Garden
- ◆ NO ONWARD CHAIN

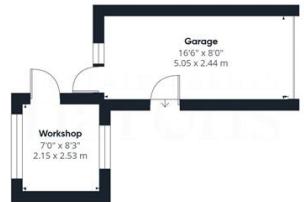




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1017 ft<sup>2</sup>  
94.7 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 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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