



£ 295000

2 Bed House - Mid Terrace, Balmoral Way, Basingstoke

Barons Estate Agents are delighted to offer to the market this 2 bedroom family home situated in a cul-de-sac location. The ground floor offers an entrance hall, kitchen and spacious living/dining room with French doors opening onto the enclosed rear garden. The accommodation to the first floor comprises of 2 double bedrooms with built in wardrobes and a family bathroom. Externally, the property benefits from 2 allocated parking spaces to the front, along with an 2 additional visitor bays. Further features include gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

Location

Balmoral Way is situated on the popular Hatch Warren development. Hatch Warren benefits from amenities including St Marks C of E School, Busy Bee Nursery and a Retail Park which includes Sainsburys Super Store and Pets At Home. For the keen shopper Festival Place offers more extensive shopping facilities including Marks & Spencer and Next. 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 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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|------------------------------|-------------------|------------------------|
| 🏠 2 Bedrooms | 🏠 Entrance Hall | 🏠 Lounge/ Dining Room |
| 🏠 Kitchen | 🏠 Family Bathroom | 🏠 Gas Central Heating |
| 🏠 2 Allocated Parking Spaces | 🏠 Visitor Parking | 🏠 Enclosed Rear Garden |



