



**£ 425000**

**3 Bed House - End Terrace, Bounty Road, Basingstoke**

No Onward Chain. Barons Estate Agents are pleased to bring to the market this end of terrace family home presented in our opinion to a high standard. The accommodation to the first floor comprises of 3 bedrooms and a bathroom. The ground floor benefits from an entrance hall, lounge, dining room and kitchen breakfast room. To the front of the property the garden is enclosed by a dwarf brick wall and shrubs, lawn and path to the front door. The rear garden is fully enclosed with rear and side access also enjoying a patio, lawn and garden shed. This property must be viewed.

## Location

Bounty Rd is within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

## Tenure

Freehold

## Council Tax

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

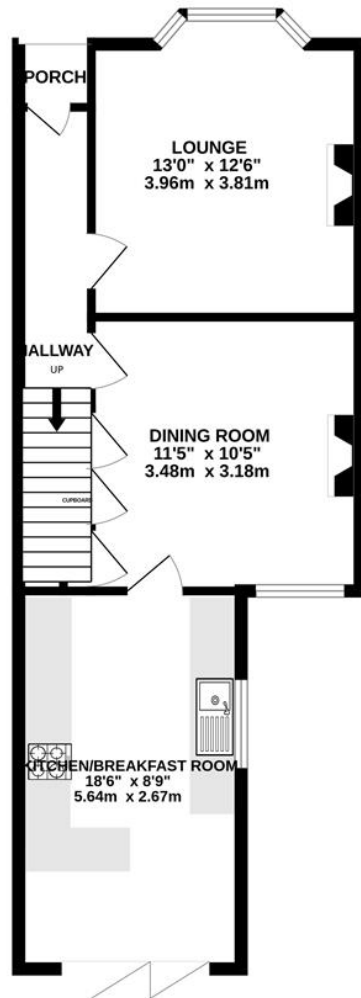
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- |                 |                    |                          |
|-----------------|--------------------|--------------------------|
| 🏠 3 Bedrooms    | 🏠 Bathroom         | 🏠 Entrance Hall          |
| 🏠 Lounge        | 🏠 Dining Room      | 🏠 Kitchen Breakfast Room |
| 🏠 Double Glazed | 🏠 Radiator Heating | 🏠 Garden                 |

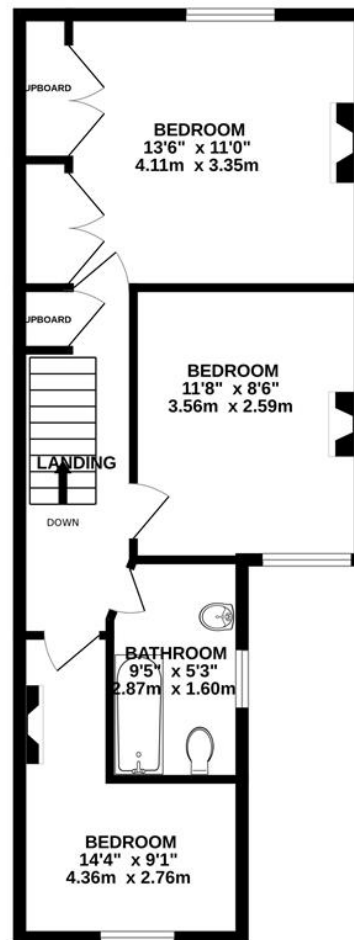




GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 