£ 295000

2 Bed House - End Terrace, Flaxfield Road, Basingstoke

Barons Estate Agents are pleased to bring to the market with NO ONWARD CHAIN this two-bedroom character property, ideally suited to families, first-time buyers, or investors, and conveniently located in the town centre. The ground floor features an open-plan living and dining area, with the kitchen positioned to the rear. The first floor comprises two bedrooms and a spacious family bathroom. Externally, the property benefits from a large gazebo structure with power supply, newly installed decking, side access and permit parking to the front. Additional features include double and triple glazing and gas central heating. An early viewing is highly recommended by the vendor's sole agent.

Location

Flaxfield Road is within walking distance of Festival Place, Basingstoke Town centre and all its facilities and benefits. Basingstoke has exceptional travel connections, including rail links to London Waterloo in 45 minutes, and the M3 motorway giving access to London and the South West. Basingstoke itself offers an abundance of sporting and leisure facilities, making it perfect for the a family, commuter, first time or investment buyer.

Local Authority

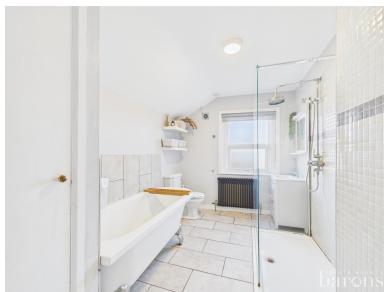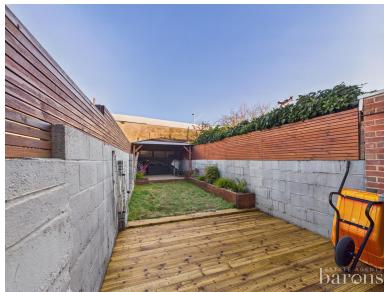Basingstoke & Deane Borough Council.

Tenure

Freehold

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

- Town Centre
- Open Plan Living and Dining room
- Gazebo and Decking Areas

- Character Property
- Kitchen
- NO ONWARD CHAIN
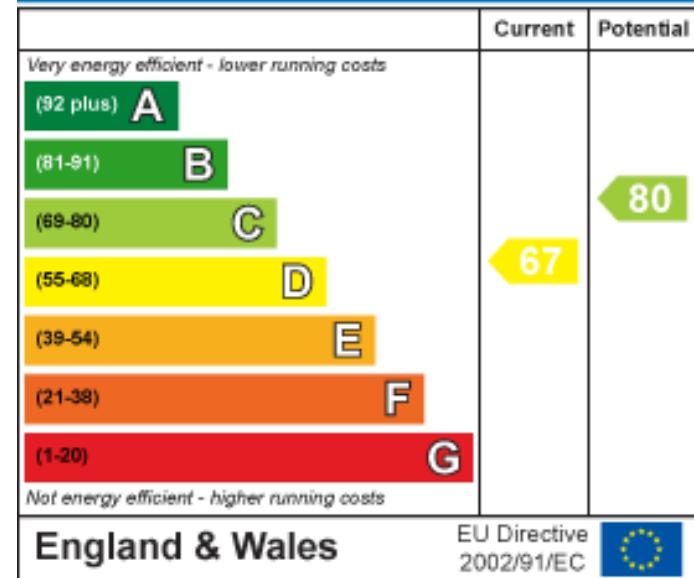
- 2 Bedrooms
- Family Bathroom
- Gas Central Heating

Floor 0

Living Room
10'9" x 11'10"
3.30 x 3.61 m

Dining Room
10'8" x 11'9"
3.26 x 3.59 m

Kitchen
11'9" x 7'8"
3.59 x 2.35 m

Floor 0

Floor 1

Bedroom 1
10'11" x 12'2"
3.33 x 3.73 m

Bedroom 2
10'11" x 6'7"
3.35 x 2.01 m

Landing
11'2" x 4'7"
3.41 x 1.42 m

Bathroom
11'9" x 7'9"
3.59 x 2.37 m

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC