



£ 340000

3 Bed House - End Terrace, Haydn Road, Basingstoke

Barons Estate Agents are delighted to present to the market, this three bedroom end of terrace property, situated in a cul de sac location. The property has been lovingly cared for by the current owner. The ground floor accommodation comprises of; a porch, entrance hallway, a wc, utility cupboard, and a spacious, open plan living room/kitchen. Upstairs, there's three double bedrooms and a modern family bathroom. Externally there is ample communal parking to the front, a front garden, and an enclosed rear garden. Additional benefits include gas central heating and double glazing throughout. An early viewing of this ideal family home would be strongly advised by the vendor's sole agent.

## Location

Haydn Road is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. The mainline railway is within a short drive with a direct link to London Waterloo in 45 minutes. Local shops and retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Tenure

Freehold

## Council Tax Band

Band C

## Extra Services

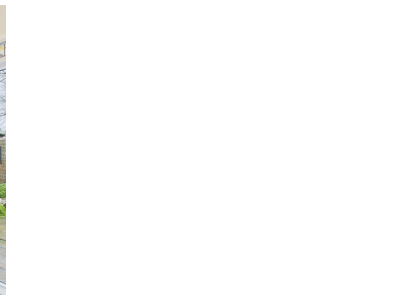
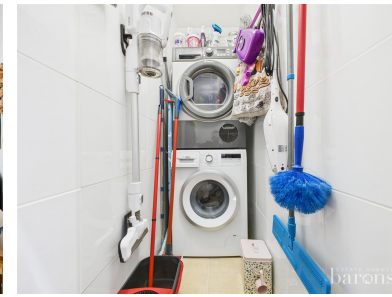
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## 🏡 KEY POINTS & FEATURES

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- |                        |                      |                          |
|------------------------|----------------------|--------------------------|
| 🏡 End of Terrace       | 🏡 3 Double Bedrooms  | 🏡 Kitchen                |
| 🏡 Lounge/Dining Room   | 🏡 Utility Cupboard   | 🏡 WC and Family Bathroom |
| 🏡 Front & Rear Gardens | 🏡 Close to Amenities |                          |





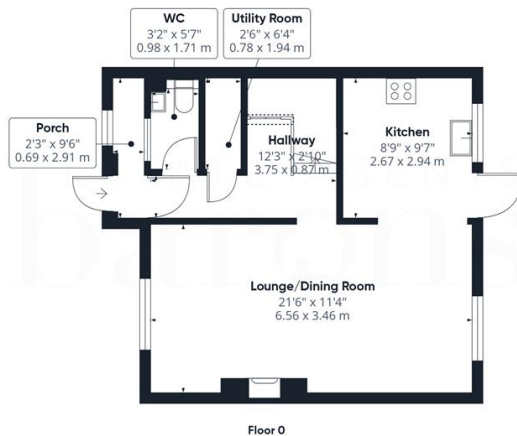


t: 01256 840111

f: 01256 843177 4

e: [sales@baronsestateagents.co.uk](mailto:sales@baronsestateagents.co.uk)

w: <https://www.baronsestateagents.co.uk>



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Approximate total area<sup>21</sup>  
848 ft<sup>2</sup>  
78.8 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	