

Belvoir Basingstoke Sales  
10 New Street, Basingstoke, Hampshire, RG21 7DE

**BELVOIR!**

**Handel Close, Basingstoke, Hampshire RG22 4DJ**



**£325,000 Freehold**

Call: 01256 811220

[belvoir.co.uk](http://belvoir.co.uk)

BELVOIR! ESTATE AGENTS are pleased to offer to the market, this rarely available three bedroom family home in the popular area of Brighton Hill. The well appointed ground floor accommodation consists of a traditional entrance hall, refitted kitchen, dining room and living room. The garage has been converted into an extra reception room as well as keeping a good storage space. The first floor offers three bedrooms, with en suite to the master bedroom as well as a walk in wardrobe and a fitted family bathroom. Further benefits include; driveway parking for a number of cars, additional storage space, gas radiator heating, double glazing, . The property is also based at the end of the cul-de-sac and has a larger garden than average for the area.

LOCATION: Situated in the popular Brighton Hill area of Basingstoke the property offers easy access to M3 junction 7 and there is a regular bus service into Basingstoke Town Centre with main line railway station offering a fast train into London-Waterloo taking approximately 45 minutes. Brighton Hill has a wealth of local amenities which include junior & senior schools, doctors surgery, two chemists and Asda shopping centre.

TENURE: Freehold

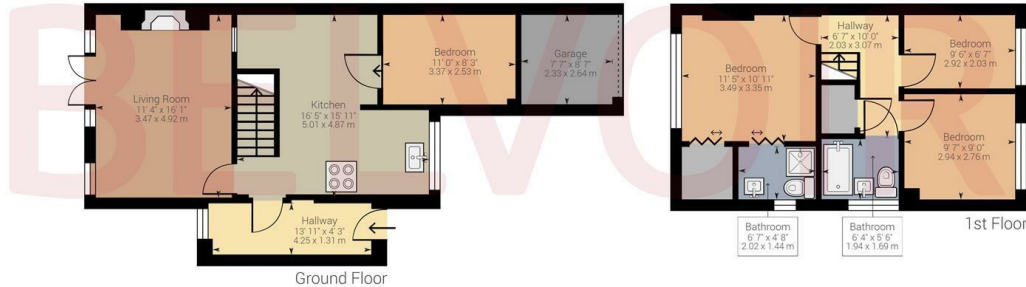
LOCAL AUTHORITY: Basingstoke and Deane Borough Council

VIEWING DETAILS: Viewings are strictly by appointment only. Please contact Belvoir! Estate Agents.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-26) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales Environmental Impact (CO <sub>2</sub> ) Rating EU Directive 2002/91/EC	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	63
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-26) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



Approximate net internal area: 984.71 ft<sup>2</sup> (1051.08 ft<sup>2</sup>) / 91.48 m<sup>2</sup> (97.65 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing