

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

BELVOIR!

Elmwood Way, Basingstoke, Hampshire RG23 8LJ



£325,000 Freehold

Call: 01256 811220

belvoir.co.uk

BELVOIR! ESTATE AGENTS are delighted to offer to the market this three bedroom family home located on the ever popular Clarke Estate. The ground floor accommodation is well appointed and comprises of a traditional hallway, fitted kitchen and generous living/dining room. The first floor accommodation offers three bedrooms two of which are generous double rooms and fitted family bathroom. Further benefits of this property include mostly double glazed windows, gas radiator heating, garage & driveway parking.

LOCATION:

Situated on the popular Clarke Estate to the west of Basingstoke the property offers easy access to schools and many other local amenities. There is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre and main line railway station which has a fast train to London-Waterloo which takes approximately 45 minutes.

TENURE:

Freehold

LOCAL AUTHORITY:

Basingstoke and Deane Borough Council

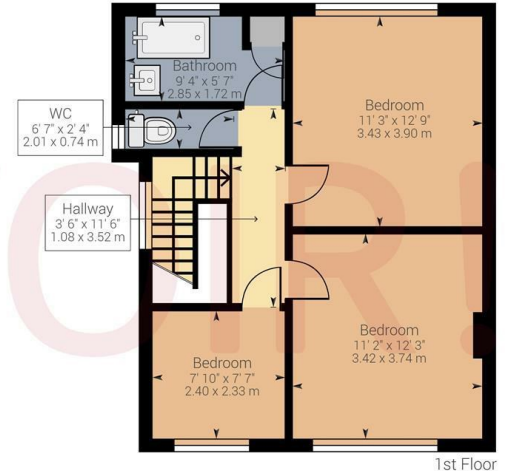
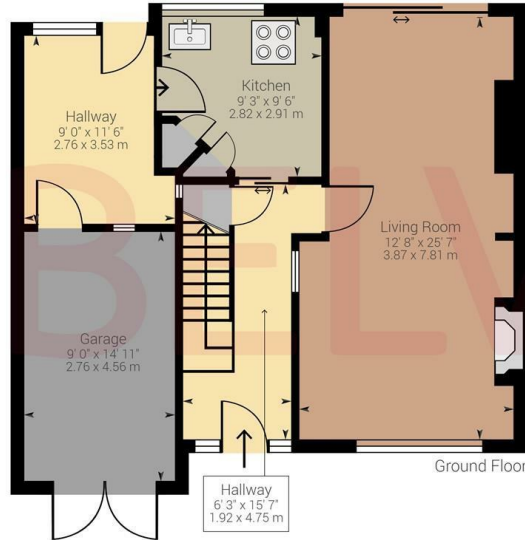
VIEWING DETAILS:

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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Approximate net internal area: 1061.36 ft² (1198.66 ft²) / 98.6 m² (111.36 m²)
 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.

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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