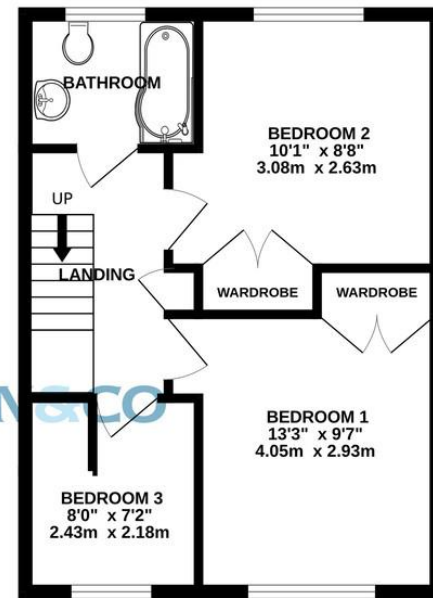
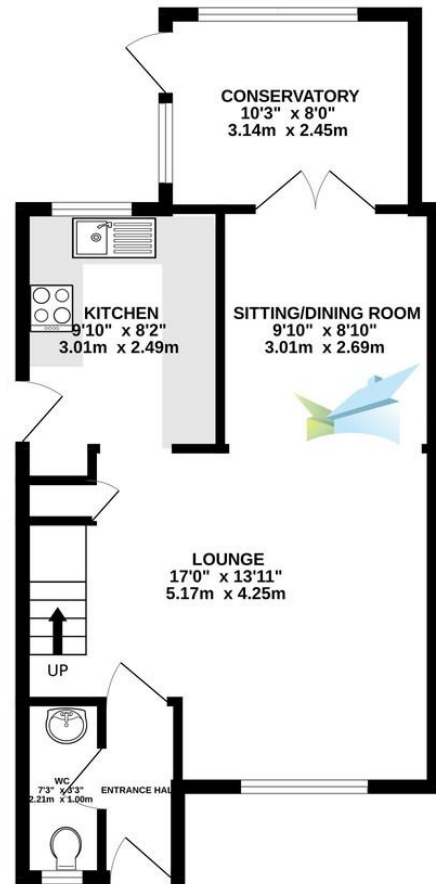


GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



MARTIN & CO

TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.
Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Tiberius Close, Basingstoke, RG23 8HX

Asking Price Of £395,000

Martin & Co Basingstoke
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01256-859960
<http://www.martinco.com>



**Tiberius Close
Basingstoke
RG23 8HX**

Key features:

- 3 Bedroom Detached Family Home
- Two Reception Rooms
- Conservatory
- Re-Fitted Kitchen
- Cloakroom
- Gas Central Heating
- Enclosed Garden
- Garage



Why you'll like it

Martin & Co are delighted to present this charming three-bedroom detached home, nestled in the peaceful cul-de-sac setting of Roman Park. This inviting property opens to a well-appointed entrance hallway leading to a generous cloakroom and a spacious lounge, designed for relaxation and family time. The ground floor also boasts a dining room, perfect for hosting dinner parties, which seamlessly extends into a sun-lit conservatory, offering a tranquil view of the garden. The heart of the home is the kitchen, equipped with all the essentials for modern living.

Ascending to the first floor, the residence offers a trio of bedrooms, each thoughtfully laid out for comfort and privacy, alongside a family bathroom complete with all amenities for your convenience. Bedrooms one and two benefit from substantial wardrobe space, ensuring a clutter-free sanctuary.

Externally, the property does not fail to impress with its practical driveway parking, a garage for additional storage or vehicle security, and an enclosed rear garden that promises a private outdoor retreat for both relaxation and entertainment.

Further enhancing this home's appeal is the inclusion of gas central heating, ensuring a warm and cost-efficient environment.

We strongly encourage a viewing to fully appreciate the potential of this property, which is exclusively available through the vendors' sole agent and is offered for sale with the added advantage of no onward chain.

AREA Tiberius Close graces the western enclave of Basingstoke, a locale that epitomises suburban tranquillity while remaining within a mere mile of esteemed educational institutions and a variety of local shops. The area's strategic position is enhanced by the proximity to Basingstoke Leisure Park and the lush fairways of Weybrook Park Golf Club, both of which are mere minutes away by car.

Connectivity here is unparalleled, with Roman Road providing direct access to the comprehensive ring road network. Such accessibility places the cultural and commercial hubs of Newbury, Reading, and the heart of Basingstoke itself within an effortless commute. Basingstoke is not only a bastion of retail with the expansive Festival Place Shopping Centre but also a gateway to the capital, with its mainline railway station offering swift and direct links to London Waterloo.

This delightful corner of Basingstoke is a testament to convenience blended with the charm of English living, making Tiberius Close a coveted address for those seeking balance in their lifestyle.

MATERIAL INFORMATION
Council Tax Band D
EPC D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

