



Lingfield Close Old Basing Basingstoke Hampshire RG24 7ED

Description

This three bedroom link detached house does need plenty of modernising and updating but having said that, it provides a great opportunity to create a smart family home in a popular and sought after village.

There is also scope for extension (subject to consents) and the house is available for sale with no onward chain so a quick move may well be possible.

The location is great, as Old Basing has an attractive core of historical buildings and a range of small shops, three pubs with restaurants and popular infant and junior schools.

The major town of Basingstoke lies around two miles to the west and this has a mainline rail service into London Waterloo of around 45 minutes. The M3 motorway is easily reached at junctions 5 or 6.



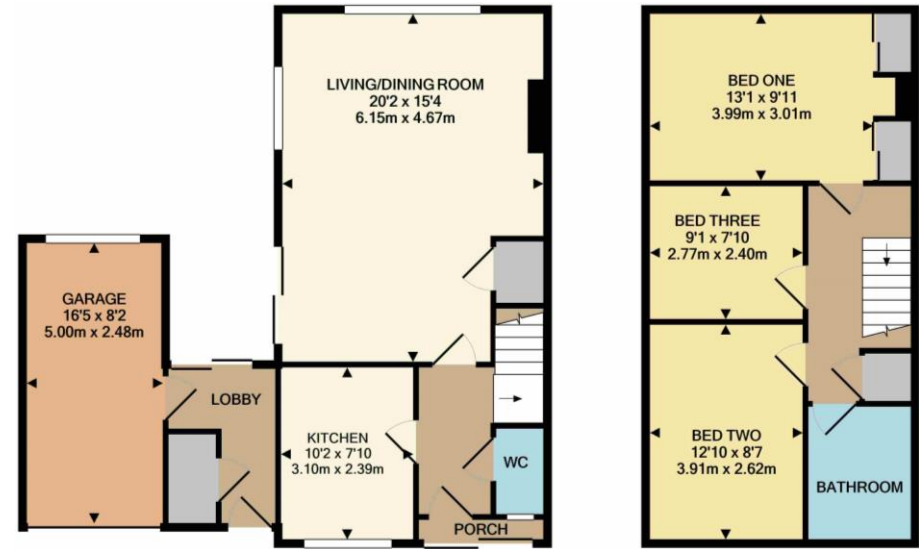
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Accommodation

- Entrance hall
- Cloakroom
- Kitchen
- Living/dining room
- Three bedrooms
- Bathroom
- Garage
- Driveway
- South facing rear garden

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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