



13 Sibelius Close, BASINGSTOKE, Hampshire RG22 4HU

£325,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this beautifully presented home situated in a cul-de-sac at the Brighton Hill development.. Ideally located, it has a range of local amenities including; a selection of supermarkets, restaurants and local schools. Just a short drive away you also have; Basingstoke Train station which runs regular services to London, the town centre containing a plethora of shops and restaurants. The location also benefits from easy access to junctions 6 and 7 of the M3.

Accommodation downstairs comprises; a welcoming entrance hall with access to the downstairs cloakroom and central stair case. A light and airy lounge/dining room with french doors leading to the garden and a fully fitted, modern kitchen. Upstairs are three generous bedrooms and a luxury four-piece family bathroom.

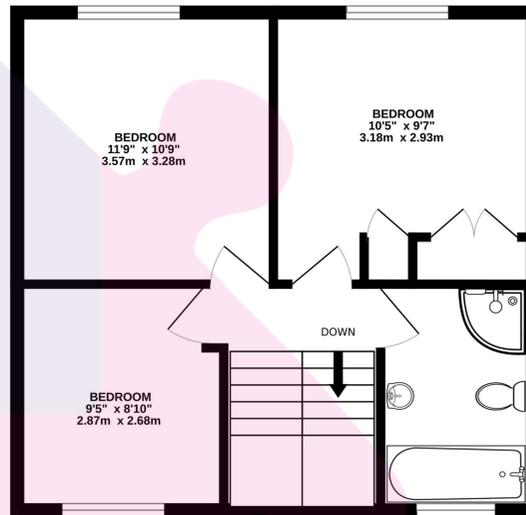
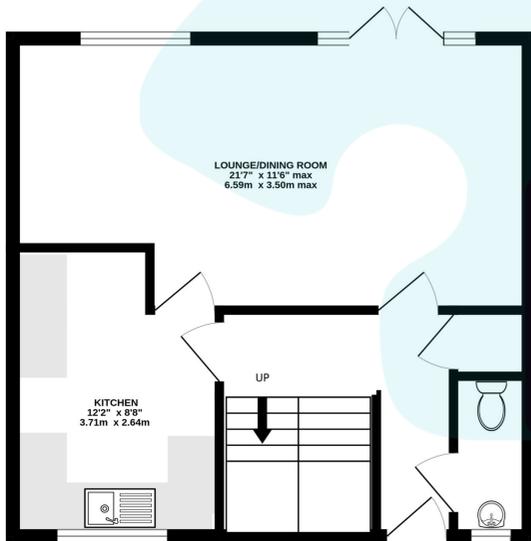
Outside to the rear is a Southerly facing garden with designated patio area, and a brick built storage cupboard. To the front is a lawned garden which overlooks a green with children's' play park.



- END-TERRACE HOME ONLY ATTACHED ON GROUND FLOOR
- THREE GENEROUS BEDROOMS
- NEARBY CHILDREN'S PLAY PARK
- CUL-DE-SAC LOCATION
- SOUTHERLY FACING REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- LUXURY FOUR-PIECE FAMILY BATHROOM
- COUNCIL TAX BAND = C

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

