



51 Paterson Close, BASINGSTOKE, Hampshire RG22 4NX

£275,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this terraced home with NO ONWARD CHAIN, situated in quiet and cul-de-sac with access to a range of local amenities including; a selection of supermarkets, restaurants and local schools. Just a short drive or cycle 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 junction 7 of the M3.

Accommodation comprises; a spacious entrance, lounge/dining overlooking the rear garden, fully fitted kitchen. Upstairs there are two generous bedrooms and a family bathroom. Outside is a rear garden with patio and a front garden.

Further benefits include a garage in a block with further storage available in the pitched roof, double glazing and no onward chain.

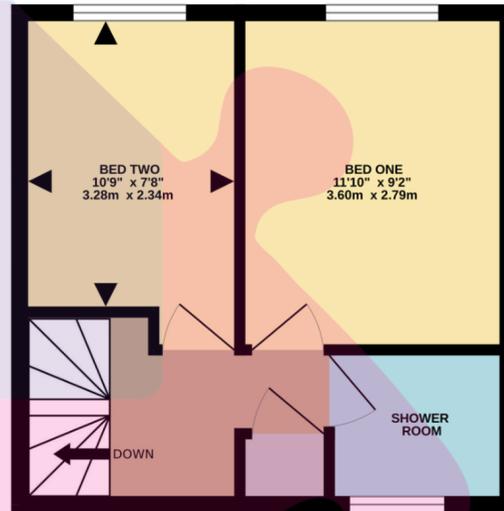
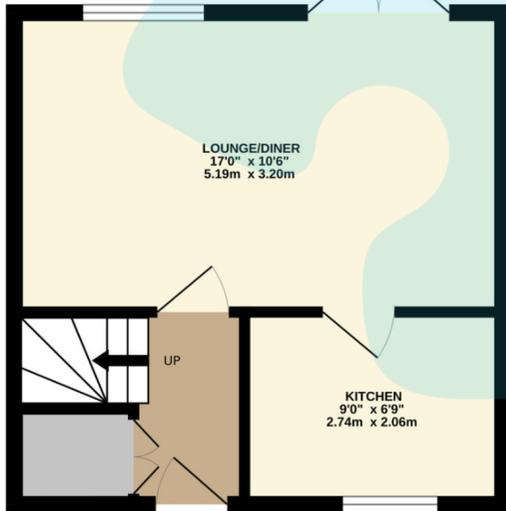
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- NO ONWARD CHAIN
- GARAGE WITH PITCHED ROOF
- LIVING/DINING ROOM
- DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- KITCHEN
- COUNCIL TAX BAND = C

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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		88
(81-91)	B		
(69-80)	C	72	
(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	

