



# Dorset Crescent

Highfields Basingstoke RG22 5DU

## Description

This large end terrace home is situated within a popular development on the western edge of Basingstoke within a short stroll of open countryside. It is also convenient for local schools and shops.

The front door leads into an entrance hall with the downstairs loo off to the right. Straight ahead is the decent size living room with the modern kitchen/diner to the rear. This has a 1½ sink unit and integrated appliances including an oven and hob, fridge/freezer, dishwasher and washing machine in addition to a water softener.

Heading upstairs, there are two good size bedrooms and a bathroom that has a white suite.

Externally, there is a large garden to the rear, which is enclosed by a combination of a high brick wall and timber fencing. There is a gate to the rear leading to the parking area, where there is one allocated parking space and two visitor spaces.

The property is freehold and there is an estate management charge, currently £140.33 for a half year from 1<sup>st</sup> April 2024.



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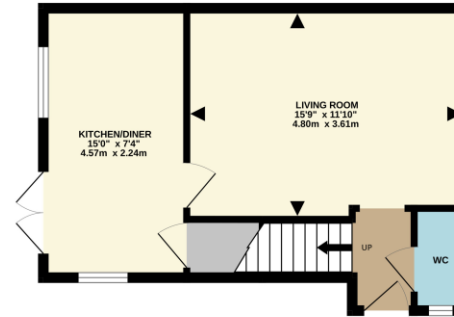
## Accommodation

Hallway  
Cloakroom  
Living room  
Kitchen/diner  
Two bedrooms  
Bathroom  
Garden  
One allocated parking space

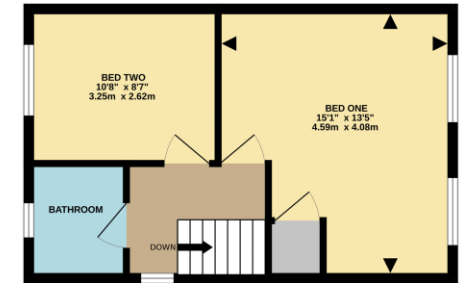
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		90
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA - 723 sq.ft. (67.1 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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## Basingstoke Office

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