



27 Red Lion Lane, Overton, Basingstoke, RG25 3HH
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

A quaint character cottage with an excellent easterly facing rear garden. This pretty mid-terrace home has a wonderful open plan living space with a kitchen leading in to the dining room and a living room at the front aspect. Upstairs, there are two double bedrooms and a stylish three piece suite bathroom. The interior is well-presented and in good decorative order. The property is set in a very pleasant location in a quiet back road yet just minutes from the village centre.



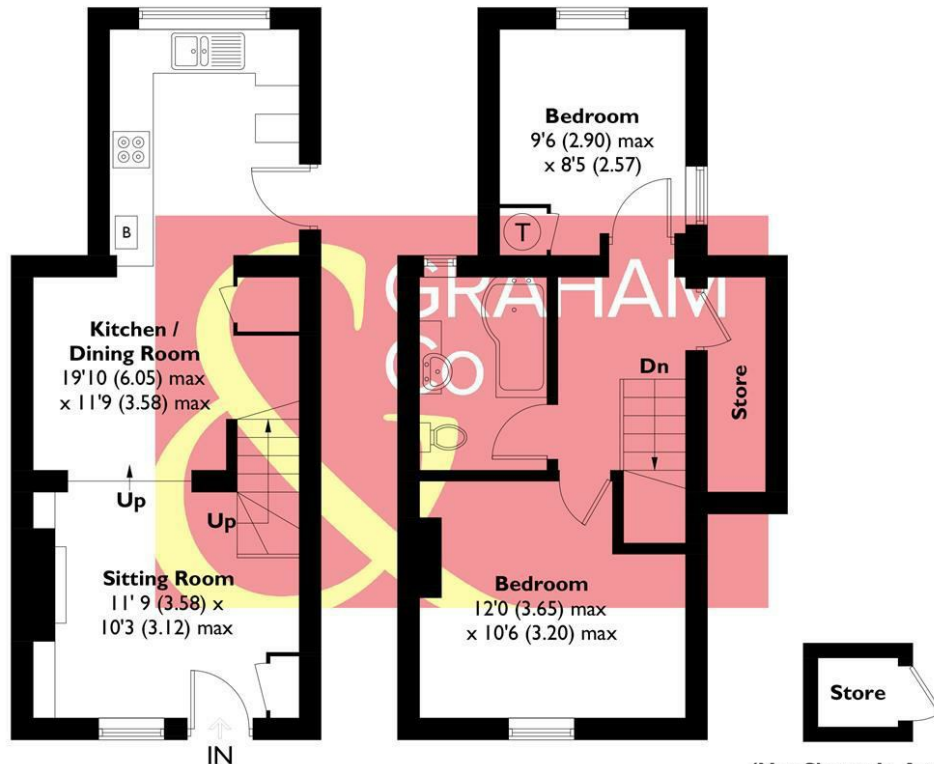


Located within the heart of this desirable Hampshire village, Overton provides the convenience of shops and amenities all of which are in walking distance. For the commuter there is the attraction of a Mainline Railway station, with fast links to London Waterloo within 55mins. There is a regular bus service to the nearby centres of Basingstoke, Andover and historic cathedral City of Winchester. Access to the main road network of the A34/A303/M3 are also close to hand.





APPROXIMATE GROSS INTERNAL AREA = 702 SQ FT / 65.2 SQ M
STORE = 11 SQ FT / 1.0 SQ M
TOTAL = 713 SQ FT / 66.2 SQ M



GROUND FLOOR
336 SQ FT / 31.2 SQ M

FIRST FLOOR
366 SQ FT / 34.0 SQ M

**(Not Shown In Actual
 Location / Orientation)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1298538)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(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 & Wales EU Directive 2002/91/EC		

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

