

Belvoir Basingstoke Sales  
10 New Street, Basingstoke, Hampshire, RG21 7DE

# BELVOIR!

Derwent Road, Basingstoke, Hampshire RG22 5JF



£700,000 Freehold

Call: 01256 811220

[belvoir.co.uk](http://belvoir.co.uk)

BELVOIR! ESTATE AGENTS are delighted to offer to the market this detached and rarely available family home. The well appointed ground floor accommodation comprises a porch, an entrance hallway, w/c, living room, dining room, study, family room and modern re fitted kitchen. The first floor accommodation offers four bedrooms, en suite and a family bathroom. Further benefits of this property include double glazing, gas radiator heating, enclosed rear garden, double garage and ample driveway parking.

**LOCATION:**

Situated in the popular Kempshott area the property offers easy access to many local amenities including schools, Sainsburys supermarket and Hatch Warren retail park. The area also offers easy access to M3 junction 7 and has a regular bus service into Basingstoke Town Centre where you can find the main line railway station which has a fast train to London-Waterloo taking approximately 45 minutes.

**TENURE:**

Freehold

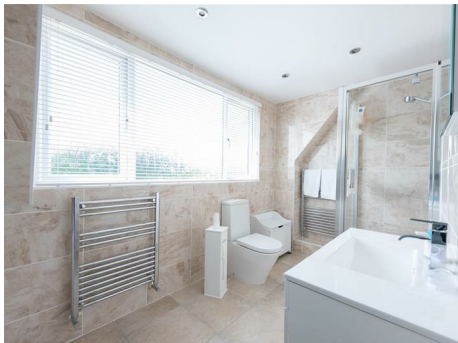
**LOCAL AUTHORITY:**

Basingstoke and Deane Borough Council

**VIEWING DETAILS:**

Viewings are strictly by appointment only. Please contact Belvoir! Estate Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		<b>72</b>
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID767651)

These particulars are intended as a guide and act as information only.  
They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.  
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing