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Sherborne Road, Basingstoke

Guide price £325,000

BELVOIR!



PROPERTY

An opportunity to acquire a well presented three bedroom family home with excellent wrap-around garden, situated just a few moments from the station and town centre in South View, almost directly opposite the recently created Chapel Gate development.

ACCOMMODATION

The ground floor has a unique shaped spacious hallway with stairs to the first floor and access to all the ground floor rooms including a kitchen/breakfast room and lounge with adjoining dining area. The first-floor has two double bedrooms and a third single bedroom with a family bathroom completing the accommodation. The current vendor has, in recent years replaced the gas boiler and added spray-foam insulation to the loft.

OUTSIDE

The garden to the front, side and rear is typically laid to lawn with a raised patio behind the rear of the house.

LOCATION

Situated in Sherborne Road at the start of South View and the periphery of the town centre of Basingstoke, the property offers easy access to shops, facilities which are located nearby. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The main line railway station is within 5 minutes' walk and provides fast rail connections to London-Waterloo in approximately 45 minutes.

TENURE Freehold

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band C

EPC D

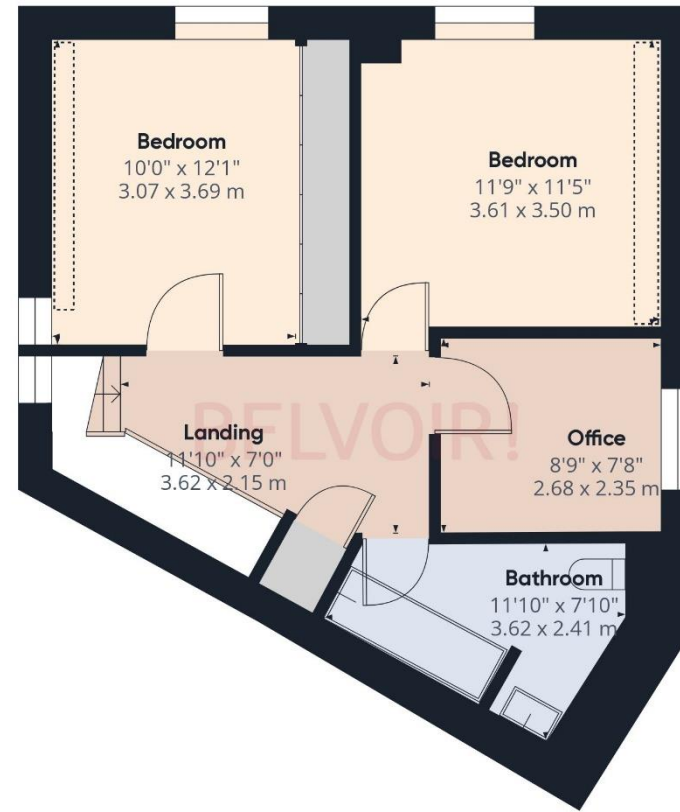




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1012.76 ft²
94.09 m²

Reduced headroom

33.59 ft²
3.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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01256 830800