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Winchester Road, Basingstoke

OFFERS OVER £264,500

**BELVOIR!**





## PROPERTY

The property comprises a well presented, two-bedroom terraced house in Basingstoke town centre, close to local shops, schools and train station. The accommodation has a conventional two up, two down arrangement with two good sized ground floor reception rooms with tall ceilings, a modern fitted kitchen, two first floor bedrooms and a modern family bathroom which is very spacious and has a shower over bath. The property further benefits from double glazing windows and gas central heating. The garden to the rear is a pleasant feature of the property with a separate storage shed to the rear behind a raised decked terrace. A footpath along the back of the house provides a useful connection to the street parking in Bounty Road.

## LOCATION

Situated in the town centre and the Fairfields conservation area, the property offers easy access to the bars and restaurants as well as many additional retail amenities and services which are located nearby including Milestones Museum, the Leisure Park, Morrisons superstore and Basingstoke College of technology, all of which are within easy walking distance. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

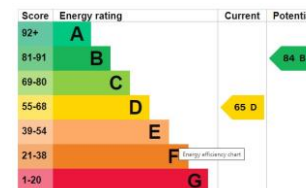


**TENURE** Freehold

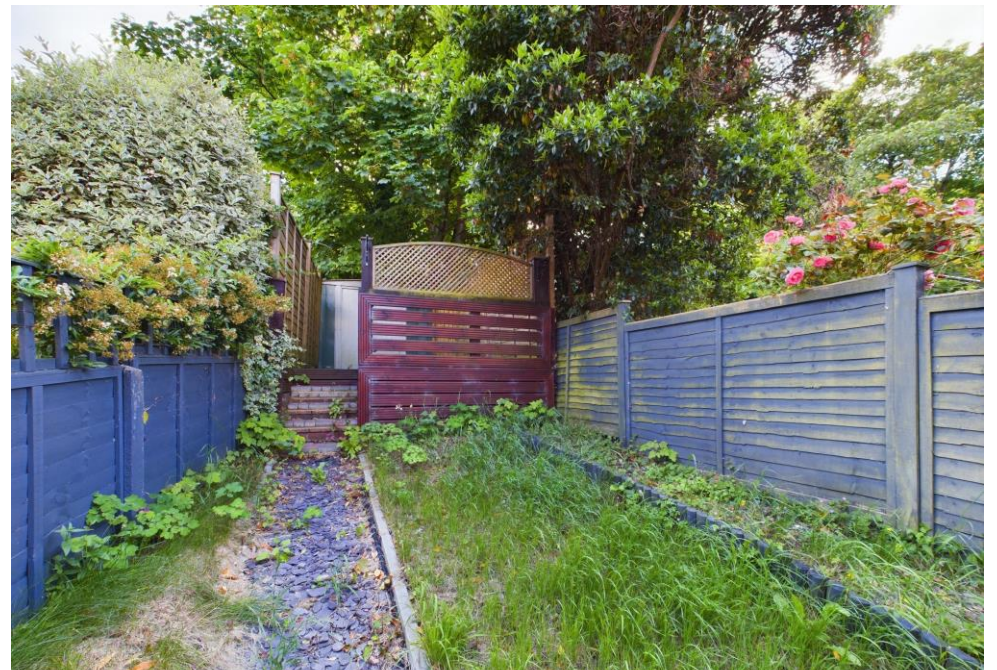
**LOCAL AUTHORITY** Basingstoke & Deane

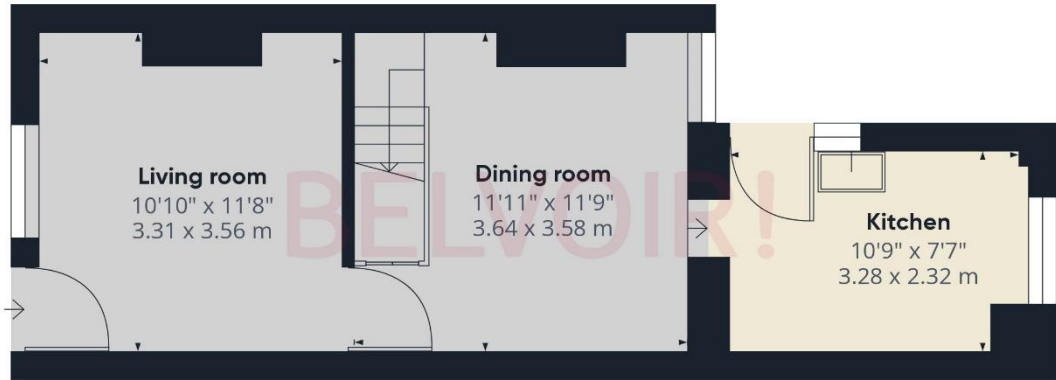
**COUNCIL TAX** Band B £1570.3 total for 2024

**EPC** rating D









Ground Floor



**Landing**  
11'11" x 2'8"  
3.64 x 0.83 m

Floor 1

**Approximate total area<sup>(1)</sup>**  
674.84 ft<sup>2</sup>  
62.69 m<sup>2</sup>

(1) Excluding balconies and terraces

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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