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Winchester Road, Basingstoke

Guide price £425,000

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## Key Features

- > Character semi-detached home
- > Three bedrooms
- > Cosy front living room with fireplace
- > Open plan kitchen/dining room
- > Bathroom
- > Large garden
- > Tenure: Freehold
- > EPC rating D
- > Close to town centre
- > Garage
- > Driveway



## PROPERTY

A characterful and well-presented semi-detached home with excellent garden, garage and driveway, situated just a few moments from town centre in Winchester Road.

## ACCOMMODATION

On entry to the property at the front, you proceed into a porch which provides access to main entrance hall, understairs storage cupboard as well as entry to the main areas of entertaining. The living room with front aspect has a large bay window and feature fireplace adding to the charm of this room. Also from the hall, a door provides access to an excellent open plan kitchen/diner with garden aspects to the rear. The kitchen is fitted with a range of appliances, cupboards and worktops and there is space for a large dining table within the dining area of this room. From the entrance hall stairs rise to the first-floor landing which provides access to three bedrooms and a modern fitted bathroom.



**OUTSIDE**

The gardens to the front is designed for low-maintenance with a pathway from the street providing access to the main entrance. The rear garden is exceptional with a large area of lawn, driveway/hard stand to the rear together with garage and additional parking space. The patio terrace provides a wonderful area to relax in the garden and opens to the lawn.

**LOCATION**

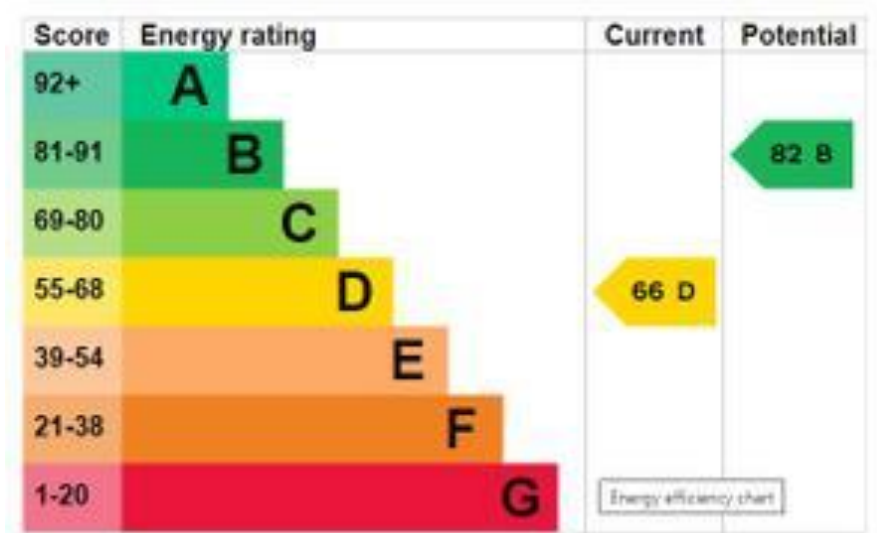
Situated in Winchester Road on the periphery of the town centre of Basingstoke, the property offers easy access to shops, facilities which are located nearby. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The 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

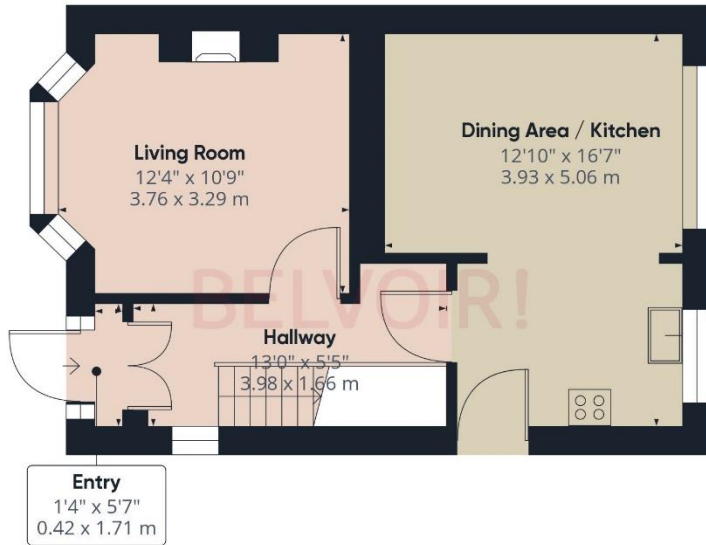
**COUNCIL TAX** Band D

**EPC** D

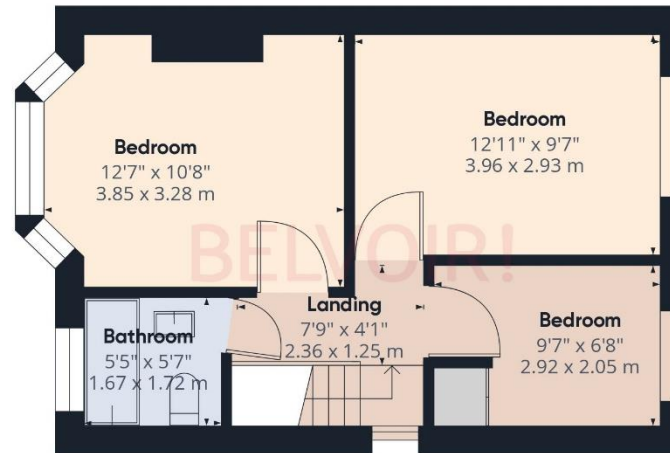




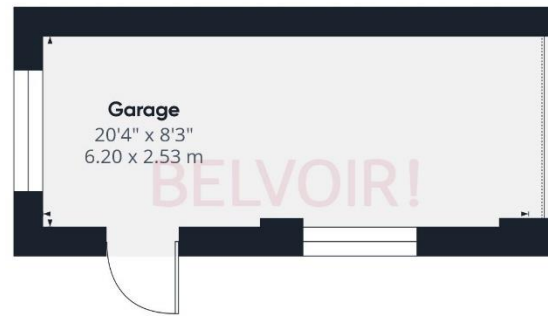




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

961.85 ft<sup>2</sup>  
89.36 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.

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01256 830800