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Flaxfield Road, Basingstoke

Guide price £325,000

BELVOIR!



Key Features

- > Character cottage in the town centre
- > Many original period features preserved
- > Two bedrooms
- > Living room
- > Kitchen/breakfast room
- > Bathroom
- > Second floor attic room
- > Tenure: Freehold
- > EPC rating D



PROPERTY:

A unique opportunity to acquire a character semi-detached town cottage with period features such as original fireplaces, cottage style doors and an original cast iron bread oven which have been preserved adding to this properties character and appeal which is very difficult to find these days. The property is situated at the heart of the town centre, just a short walk to Festival Place and the station. The property has been well-maintained by the present owner with modern fitted kitchen which features an original cast iron bread oven and bathroom areas as well as recently redecorated rooms and newly fitted carpets and vinyl flooring throughout. Features of the property also include a living room, kitchen/breakfast room, two bedrooms, a cellar and off road parking for two cars.



ACCOMMODATION:

On entry to the property at the front, you proceed directly into the living room with front aspect and has further access through to the kitchen. To the rear of the property is a spacious bathroom and rear lobby which provides access to the outside. From the kitchen there is access via a door and steps to the cellar.

The first floor bedrooms are of good proportions with the rear bedroom having a staircase leading to the second floor attic room.

OUTSIDE:

The gardens are a mature and pleasant feature of the property with a good sized rear decked terrace to the back boundary and an area of lawn. There is also a large detached outbuilding towards the rear.

LOCATION:

Situated in Flaxfield Road close to the town centre, the property offers easy access to the many extensive retail amenities and services which are located nearby including Festival Place, 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.





OWNERS COMMENTS

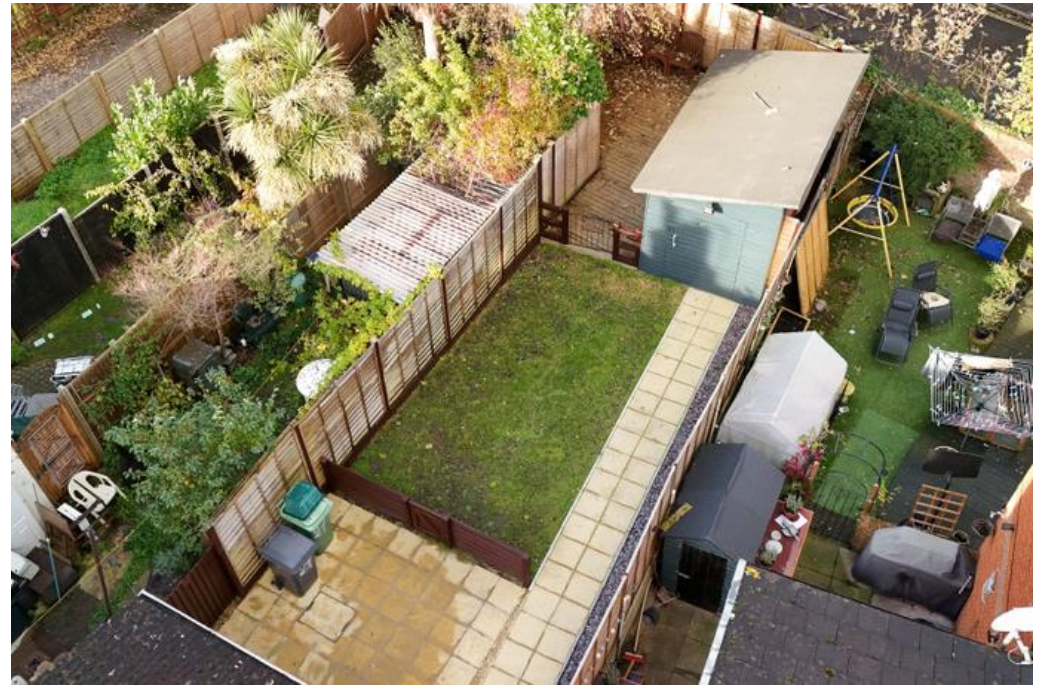
"A lovely quirky end terrace character property which is very difficult to find these days and yet it still has a modern feel inside with an abundance of character features such as all original fire places, cottage style doors and even the original bread oven in the kitchen, with the current accommodation offering, living room, kitchen, utility area, modern fully tiled bathroom with shower, two double bedrooms with an unusual additional attic room with a useable cellar for additional storage, enclosed rear garden with lawn area, rear enclosed decked area which is a private and tranquil space to relax and enjoy the outdoors. There is also a separate patio / seating area together with a very substantial storage shed with the benefit of an insulated concrete floor, light and power which could be converted in to a summerhouse / garden office subject to the relevant permissions being obtained but this unique property also benefits from the added bonus of a double width driveway / parking area which is a real asset especially as this home is located just a stone's throw from the town centre with all its extensive amenities. Early viewing recommended. Not to be missed!"

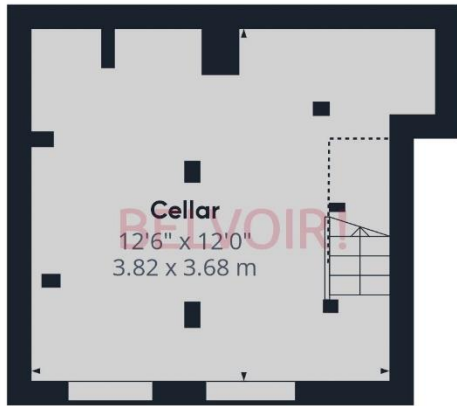
LOCAL AUTHORITY: - Basingstoke & Deane

COUNCIL TAX: Band C

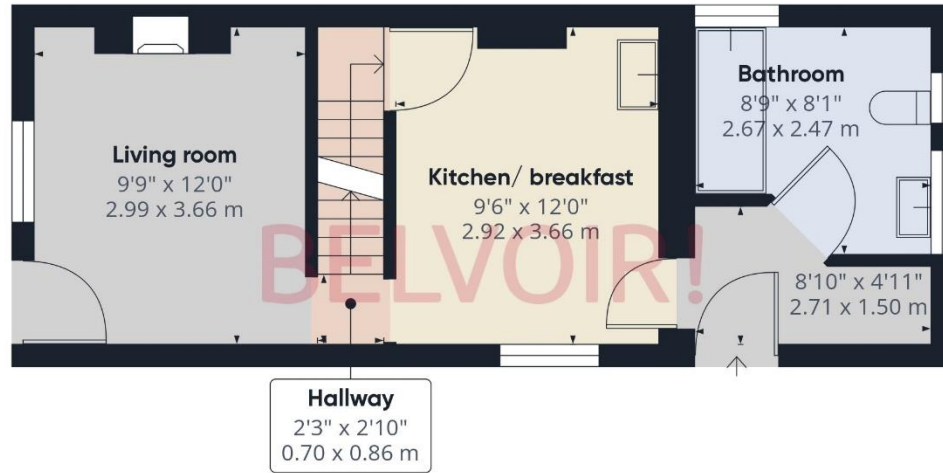
EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

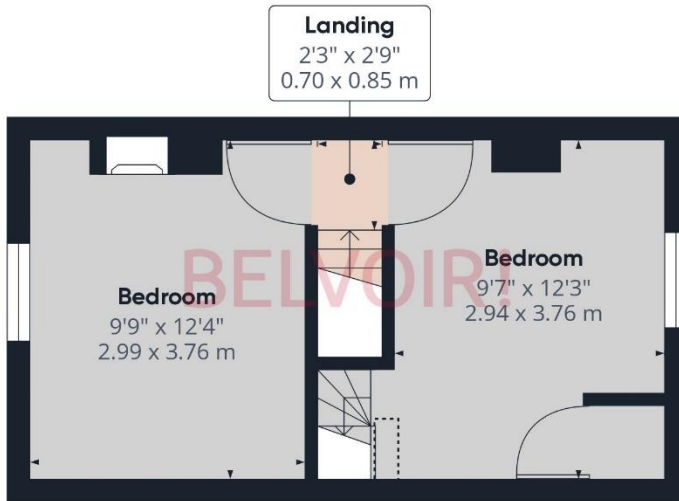




Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

833.99 ft²

77.48 m²

Reduced headroom

49.51 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

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