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Worting Road, Basingstoke

Offers in excess of £400,000

BELVOIR!



Key Features

- > Character end of terrace home close to town centre
- > Three bedrooms
- > Sitting room
- > Dining room
- > Kitchen/breakfast room
- > Bathroom
- > Ground floor utility room and WC
- > Front & rear gardens
- > Garage
- > Tenure: Freehold
- > EPC rating C



PROPERTY

A charming and characterful end of terrace home, featuring a delightful garden and rear garage, is now available just moments from the town centre and extensive amenities on Worting Road. This property offers spacious and versatile accommodation, comprising two excellent reception rooms, a generous kitchen, and three well-proportioned bedrooms. Additionally, there is potential for further expansion into the roof space and possibly to the rear, subject to obtaining the necessary consents.

ACCOMMODATION

Upon entry to the property from the front, you are welcomed into a hallway with an understairs storage area and access to all main entertaining areas. The living room, featuring a front aspect, boasts a large bay window and a charming feature fireplace. A door from the hallway leads to a rear-aspect dining room and an open-plan kitchen/diner with garden views. The kitchen is well-appointed with a range of appliances, cupboards, and worktops, and provides access to a utility room with a WC at the rear. From the entrance hall, stairs ascend to the first-floor landing, which offers access to three bedrooms and a fitted bathroom.



OUTSIDE

The front garden is laid to lawn, with a pathway leading from the street to the main entrance. The rear garden is also laid to lawn and features a patio area and a garage, which is accessible from the rear via a private drive.

LOCATION

Situated on Worting Road, on the periphery of Basingstoke town centre, the property offers convenient access to nearby shops and facilities. Road links are readily available, providing access to wider town amenities and major routes, including the A33 towards Reading and the M3 towards London. The mainline railway station is within a 15-minute walk, offering fast rail connections to London Waterloo in approximately 45 minutes.

TENURE Freehold

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band C

EPC C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

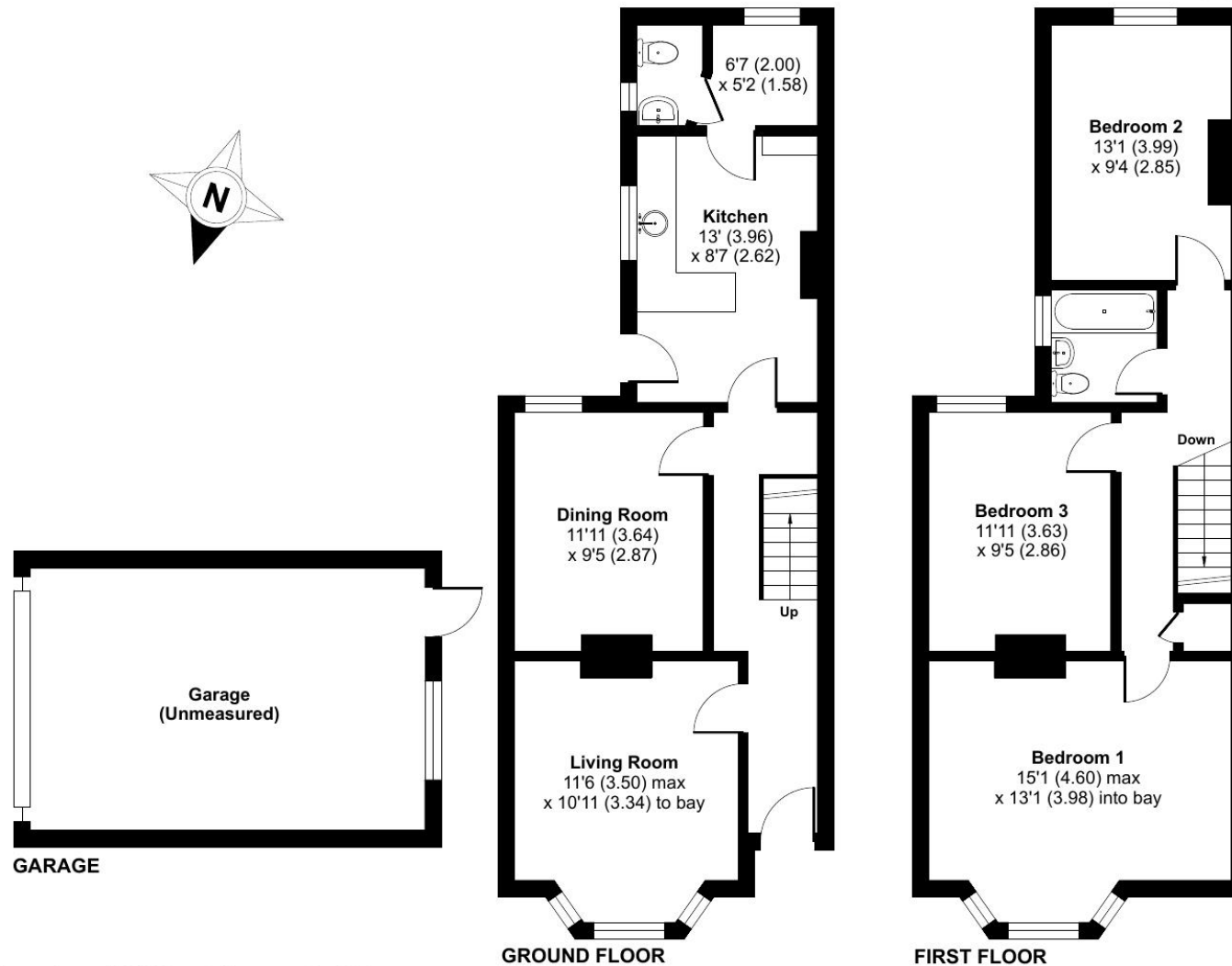




Worting Road, Basingstoke, RG21

Approximate Area = 1070 sq ft / 99.4 sq m (exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Belvoir Basingstoke. REF: 1248344

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