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Dover Close, Winklebury, Basingstoke

Guide price £310,000

BELVOIR!



PROPERTY

A charming, well-maintained and upgraded three bedroom terraced family home, situated in a peaceful cul-de-sac in Winklebury, just a short walk from local amenities, shops, and services. The property has been well looked after by the current owners over an extended period, offering a well-presented living space. Highlights include a spacious, sociable kitchen/dining room, an inviting front sitting room, and a fantastic main bedroom.

ACCOMMODATION

On entry to the property at the front, you proceed into a hallway which provides access to all the ground floor rooms. The living room is a great feature with a front mature garden aspect and the fitted kitchen/dining room has the emphasis on family living with a double patio door to the garden at the rear. There is a ground floor WC with utility/white goods space and a large under stairs storage space. Stairs from the hallway provide access to the first floor which has three excellent bedrooms, a large storage cupboard in the landing and a modern quality family bathroom.

OUTSIDE

The rear garden is predominantly paved, with an additional raised decked patio terrace. A timber garden shed offers convenient storage space. Additionally, there is a side access gate leading to the front of the property.

LOCATION

Situated in Winklebury, the property offers easy access to the town centre and railway station, Basingstoke Hospital, schools and local shops and amenities nearby. It also offers easy access to the ring road towards Reading and the M3 motorway and there is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.





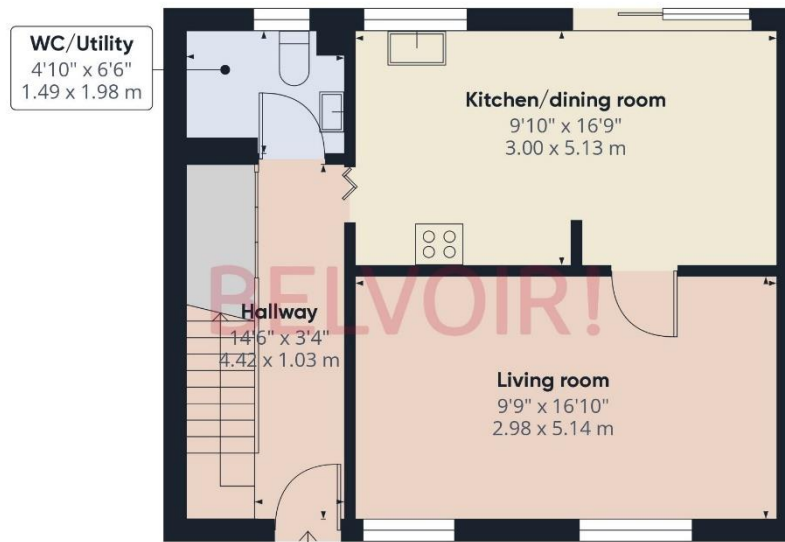
LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band C

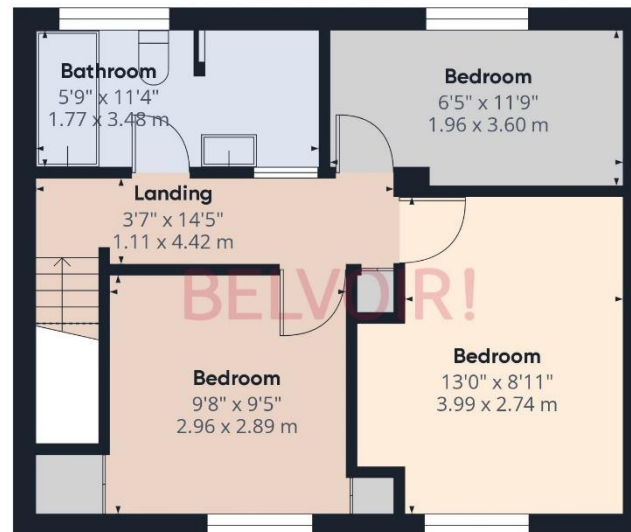
EPC C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾

889.32 ft²
82.62 m²

Reduced headroom

0.07 ft²
0.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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