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Warton Road, South View, Basingstoke

Guide price £400,000

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Key Features

- > Semi-detached family home in South View
- > Three bedrooms
- > Living room with fireplace
- > Stunning kitchen/breakfast room
- > Conservatory style extension
- > Ground floor WC
- > Driveway parking
- > Close to town centre



PROPERTY

An excellent opportunity to acquire a well-presented three-bedroom semi-detached family home, featuring driveway parking and a beautifully maintained rear garden. This property is located in the sought-after South View area, just a short distance from the station and town centre.

ACCOMMODATION

The ground floor offers a great layout for combining sociable, open plan style living with the comfort and privacy of a separate cosy living room.

On entry to the property at the front, you proceed into a spacious hallway with stairs to the first floor and access to the rear-aspect living room, featuring a charming log burner. The modern open-plan kitchen and dining area is thoughtfully designed and well-equipped, opening



into a bright conservatory-style extension that enhances the reception space and provides lovely garden views, along with access to a convenient ground floor WC. Upstairs, the first floor comprises two double bedrooms, a third single bedroom, and a contemporary family bathroom, completing the accommodation.

OUTSIDE

The property benefits from off-road driveway parking to the front. To the rear, the garden is an excellent feature, predominantly laid to lawn, with a patio area directly behind the house - perfect for outdoor dining and relaxation.

LOCATION

Situated in South View, on the periphery of Basingstoke town centre, this property offers easy access to shops and 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 C

EPC C

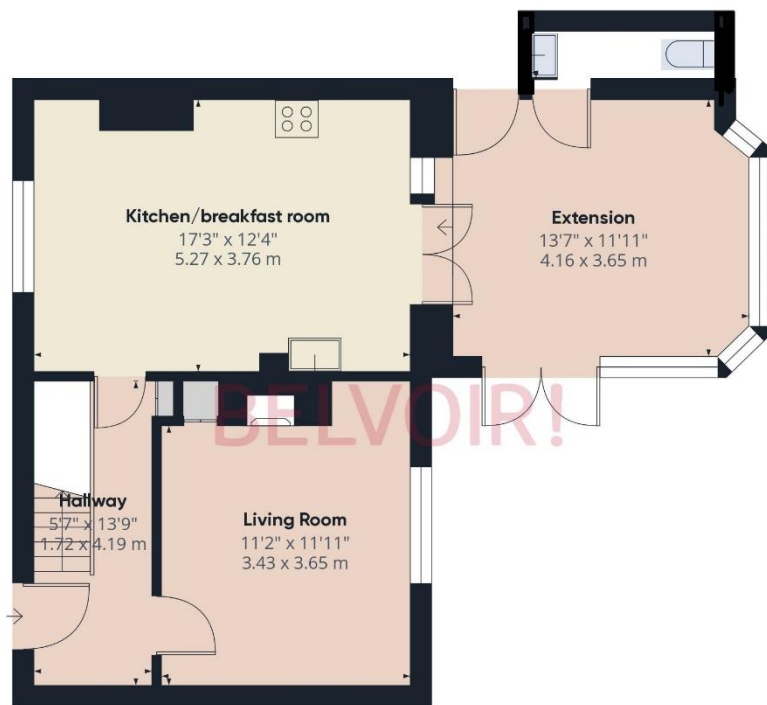




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

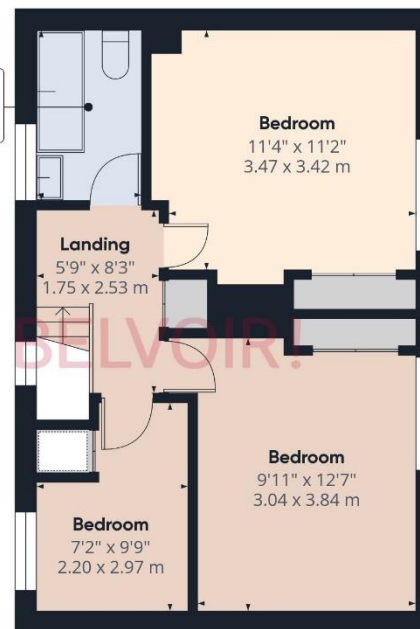






Ground Floor

Bathroom
4'11" x 7'11"
1.50 x 2.42 m



Floor 1

Approximate total area⁽¹⁾
1026.98 ft²
95.41 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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