



2  1  2 

Queens Road, Basingstoke

Guide price £285,000

**BELVOIR!**





## PROPERTY

A generously proportioned two double bedroom period property, offered with no forward chain and ideally located in the heart of Brookvale. This charming home provides versatile living accommodation arranged over two floors, featuring spacious rooms throughout. Both bedrooms benefit from en-suite facilities on the first floor, while the ground floor offers flexible reception space, perfect for a variety of lifestyle needs.

## GROUND FLOOR

Upon entering the property, you proceed into a spacious living room featuring an attractive bay window to the front, providing a wide, characterful outlook onto the street. This bright and airy space sets the tone for the rest of the home.

The side portion of property has an excellent kitchen/dining room, again with aspect to the front. The kitchen is fitted with a comprehensive range of wall and base units, with worktops and appliances. A convenient ground floor WC completes the accommodation on the ground floor.

## FIRST FLOOR

Upstairs, the property offers two generously proportioned double bedrooms, each benefiting from its own en-suite shower room, providing a high level of comfort and privacy.

## LOCATION

Situated in Brookvale, the property offers easy access to the town centre as well as many additional retail amenities and services which are located nearby. including 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.





**TENURE:** Freehold

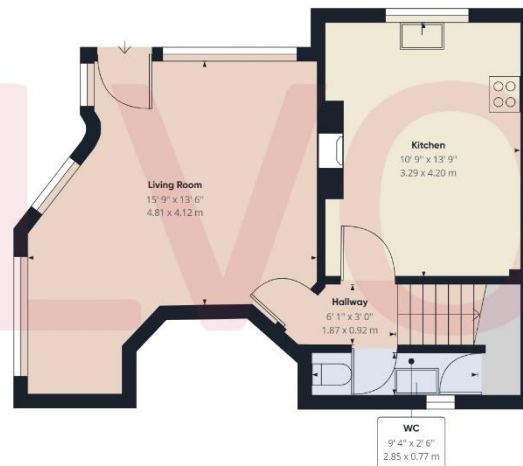
**LOCAL AUTHORITY:** Basingstoke & Deane

**COUNCIL TAX:** Band C

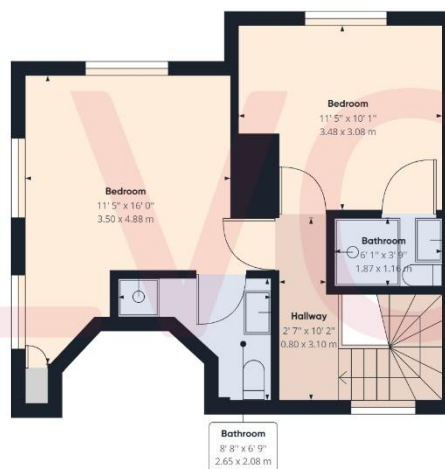
**EPC:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor Building 1



1st Floor Building 1

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

809.69 ft<sup>2</sup>  
75.22 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.

GIRAFFE360

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