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Rochford Road, Basingstoke

Guide price £390,000

BELVOIR!



Key Features

- > Beautifully presented Victorian property
- > Three double bedrooms
- > Two reception rooms
- > Modern fitted kitchen with dining area
- > Family bathroom
- > South facing garden
- > Great school catchment area
- > Viewings highly recommended

ACCOMMODATION

Step into timeless elegance with this beautifully improved Victorian terraced house, believed to date from 1888. Immaculately presented and thoughtfully updated, this character-filled home offers the perfect blend of period charm and modern luxury.

Behind its classic brick façade lies a stylish interior featuring three well-proportioned bedrooms, an attractively fitted bathroom, and two elegant reception rooms, both boasting stunning feature fireplaces—ideal for cosy evenings or sophisticated entertaining.

At the heart of the home, a modern fitted kitchen awaits, complete with built-in appliances and a bright breakfast area, perfect for lazy weekend mornings. Patio doors open out to a delightful South facing rear garden, with a neat lawn and a small patio—a private oasis for alfresco dining, gardening, or simply relaxing.



Upstairs, the accommodation comprises three well-proportioned bedrooms, each featuring sash double-glazed windows in keeping with the property's period charm. The principal bedroom further benefits from an attractive feature fireplace, adding to its character.

A tastefully appointed family bathroom completes the first-floor layout.

With careful attention to detail and a sense of warmth throughout, this exceptional property offers a rare opportunity to enjoy a classic Victorian lifestyle, updated for modern living.

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. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

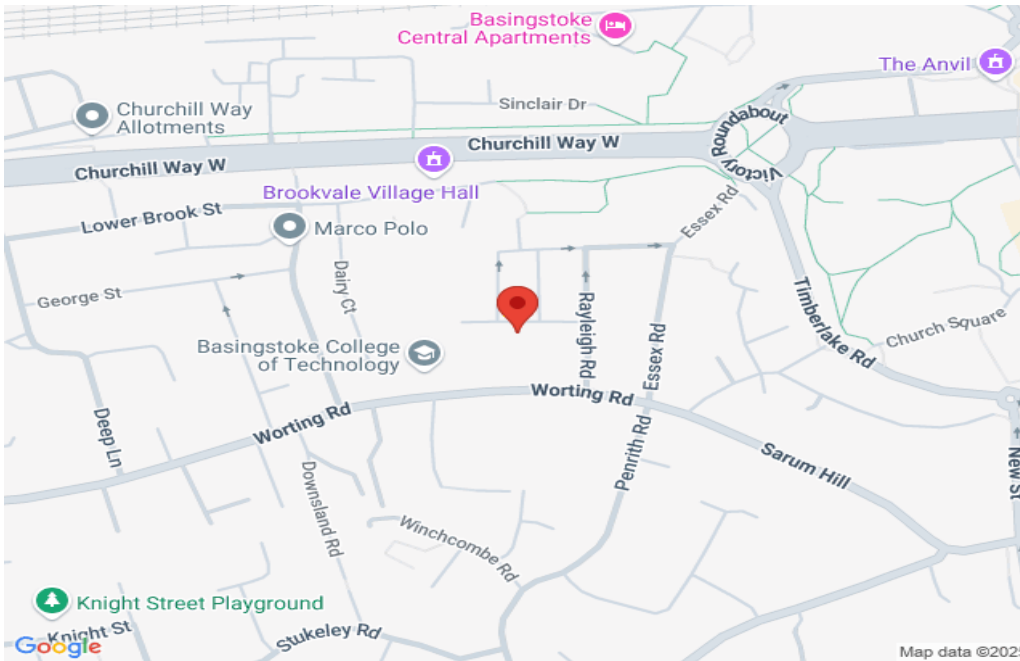
LOCAL AUTHORITY: Basingstoke & Deane

COUNCIL TAX BAND: C

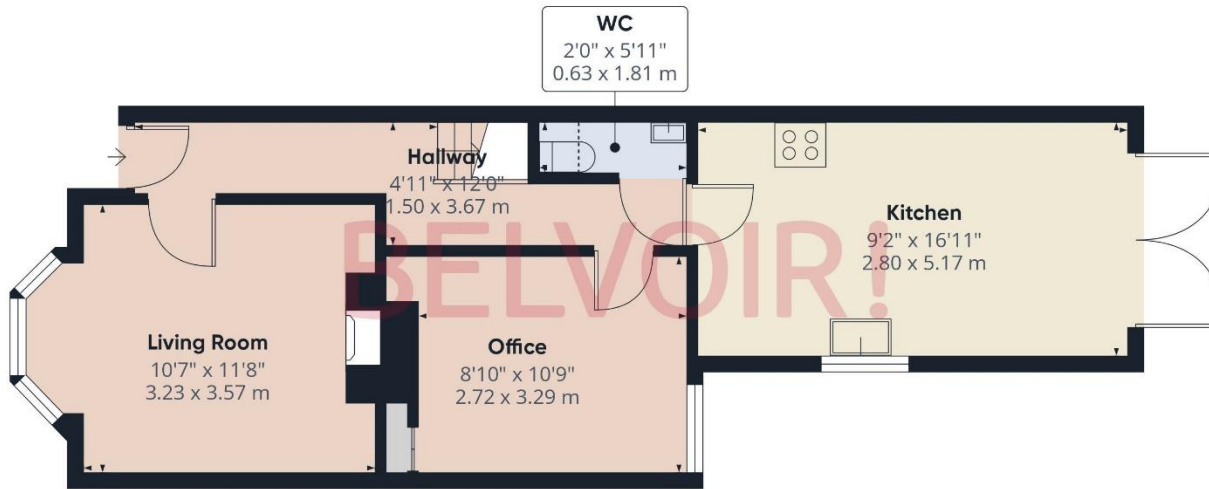
TENURE: Freehold

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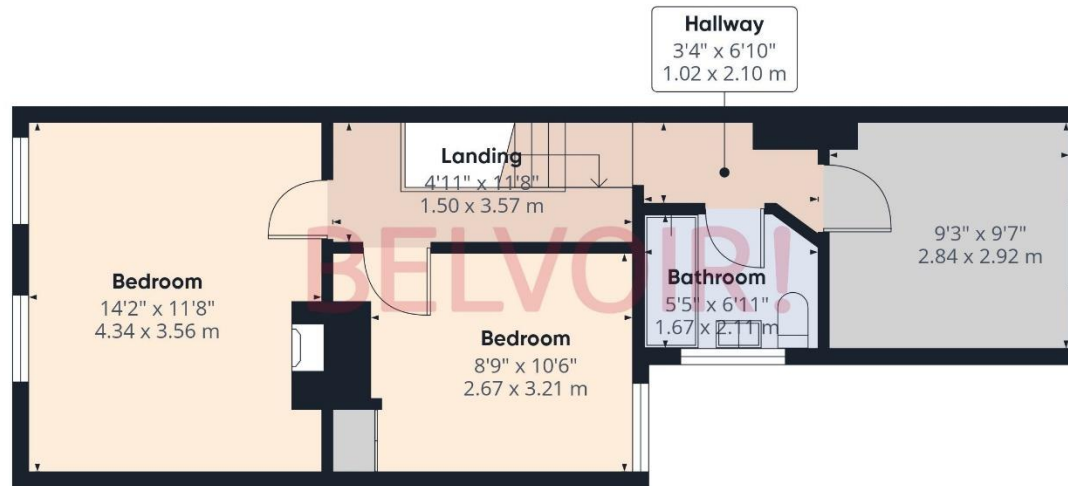




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Floor 1

Approximate total area⁽¹⁾

928 ft²
86.2 m²

Reduced headroom

3 ft²
0.3 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

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www.belvoir.co.uk/offices/basingstoke

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