

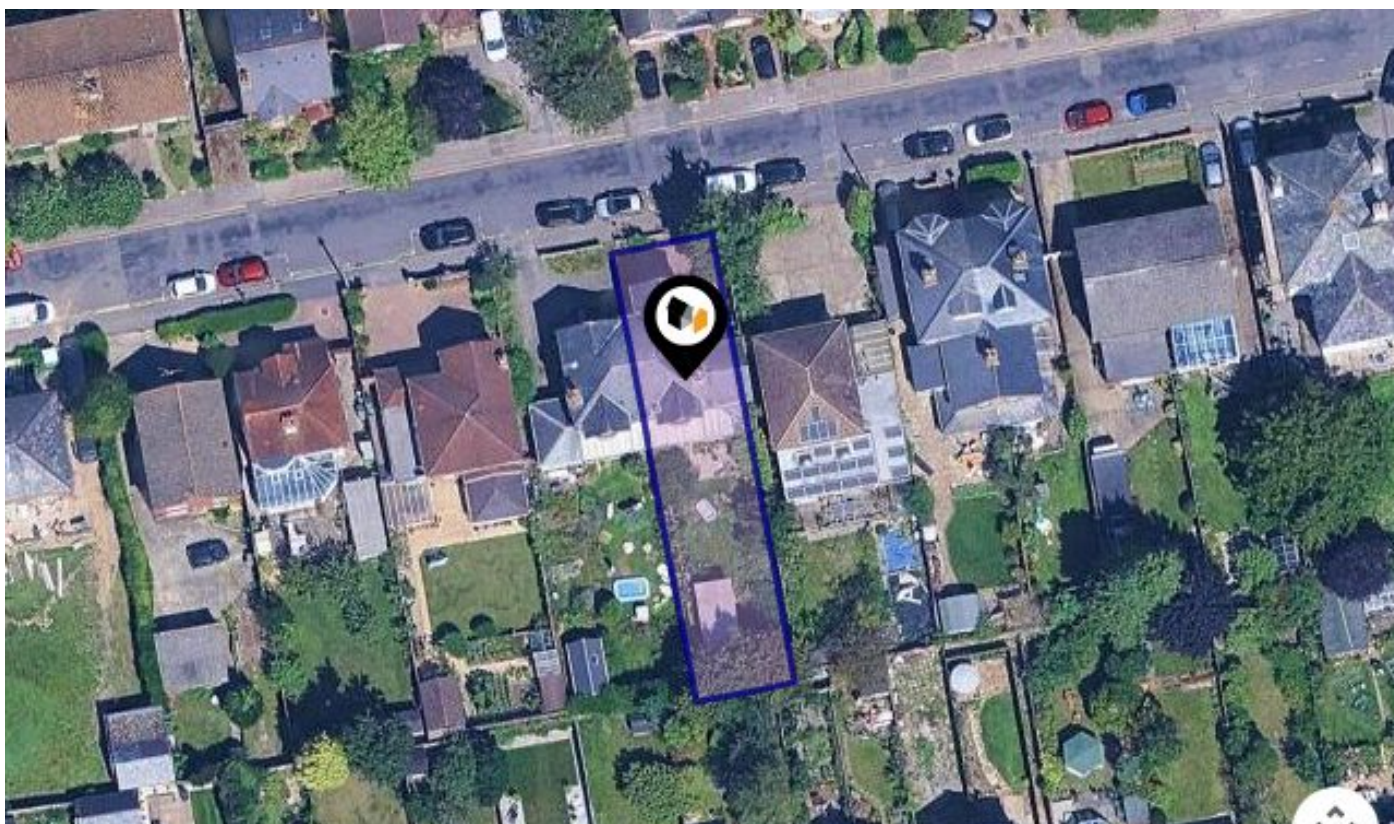


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 01<sup>st</sup> August 2025**



**14B, CROMWELL ROAD, BASINGSTOKE, RG21 5NR**

## **Brockenhurst**

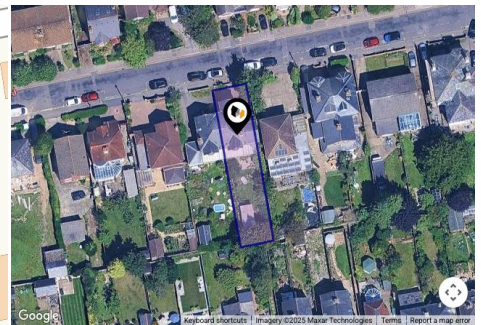
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

# Property Overview



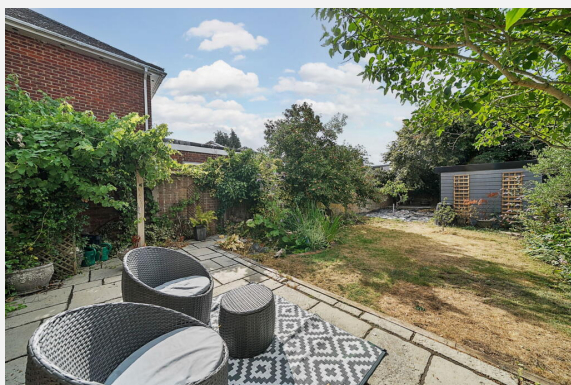
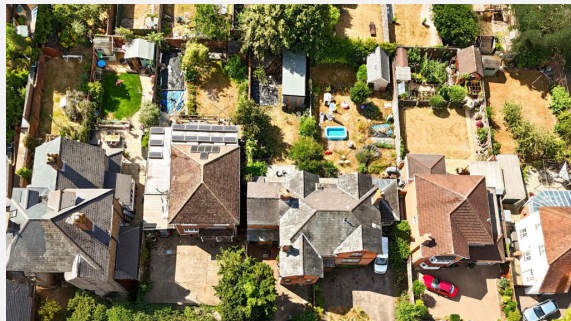
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP465079		
UPRN:	100060222757		

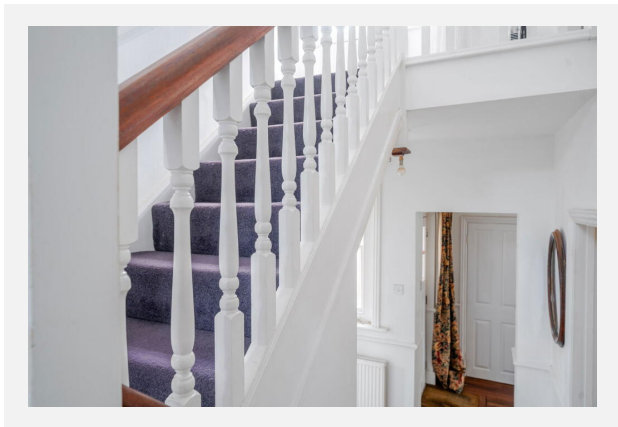
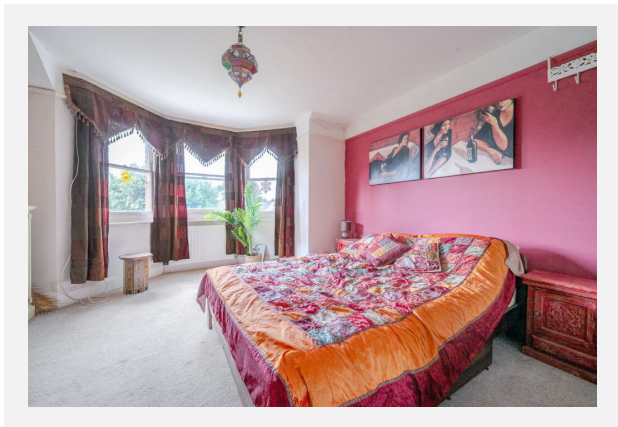
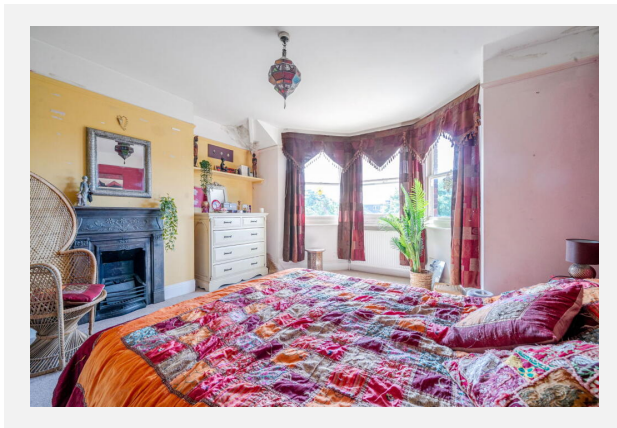
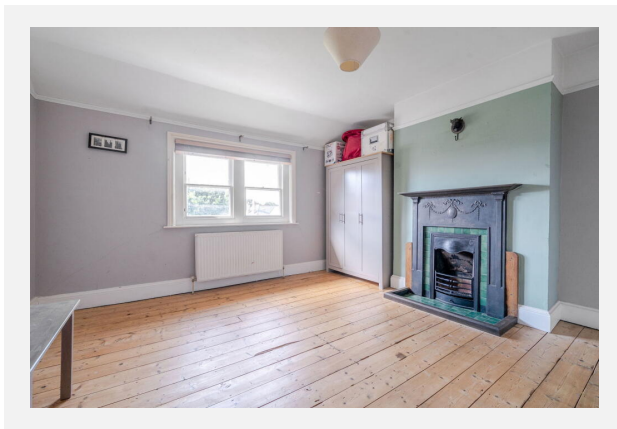
## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	South View	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	15	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				✓













## 14B, CROMWELL ROAD, BASINGSTOKE, RG21 5NR

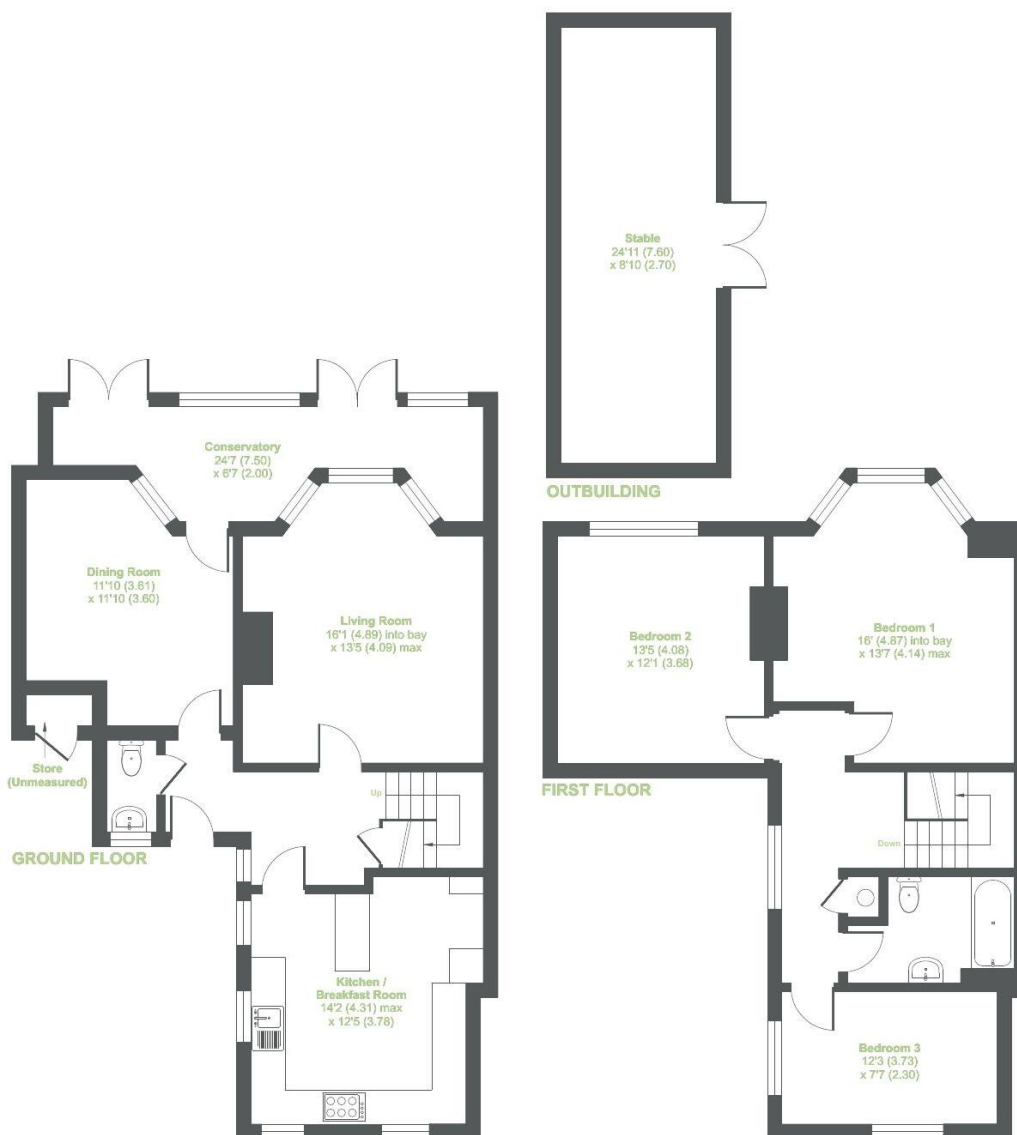
### Cromwell Road, Basingstoke, RG21

Approximate Area = 1428 sq ft / 132.6 sq m (excludes store)

Outbuilding = 221 sq ft / 20.5 sq m

Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1326611



Property  
**EPC - Certificate**



14b Cromwell Road, BASINGSTOKE, RG21 5NR

Energy rating

**D**

Valid until 20.07.2035

Certificate number  
9887-3052-4203-8645-8200

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   <b>C</b>
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

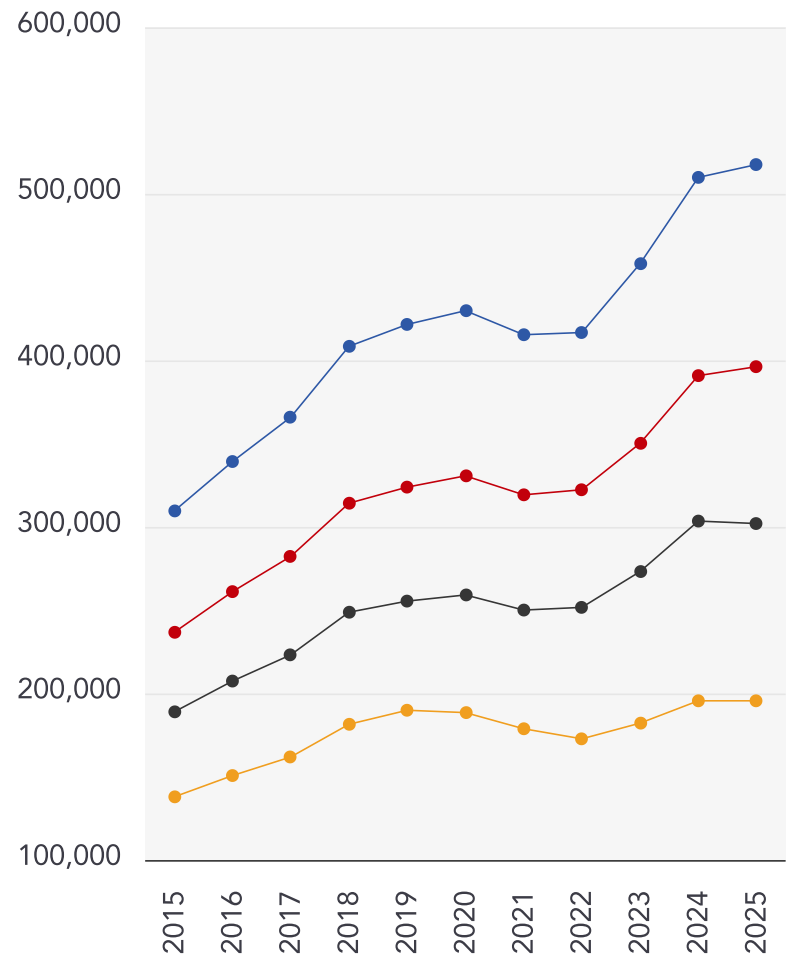


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG21



Detached

**+67.16%**

Semi-Detached

**+67.36%**

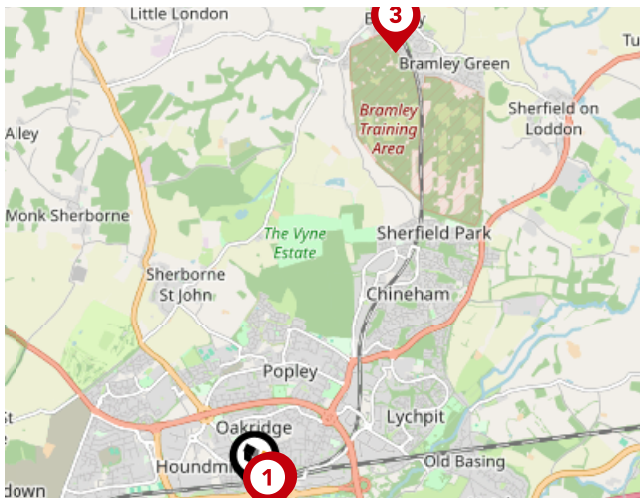
Terraced

**+59.82%**

Flat

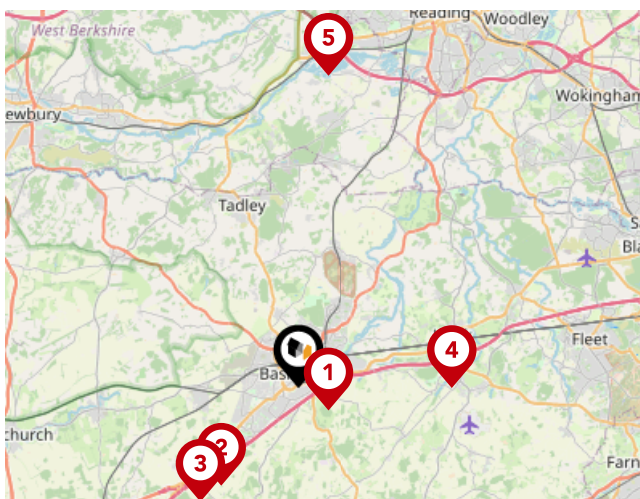
**+41.79%**

# Area Transport (National)



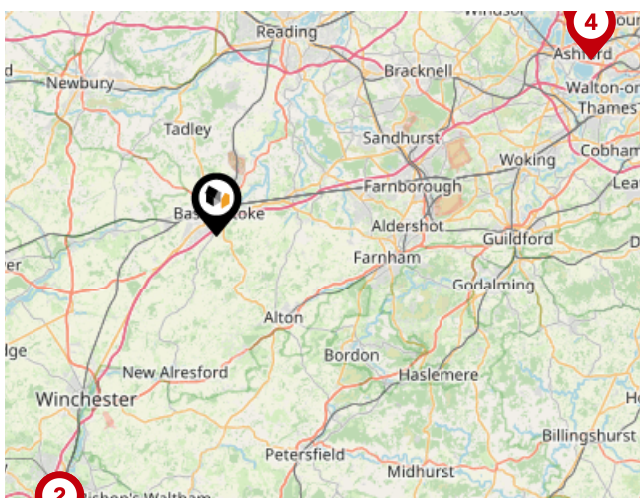
## National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.24 miles
2	Basingstoke Rail Station	0.26 miles
3	Bramley (Hants) Rail Station	4.28 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.36 miles
2	M3 J7	4.64 miles
3	M3 J8	5.59 miles
4	M3 J5	5.66 miles
5	M4 J12	11.65 miles

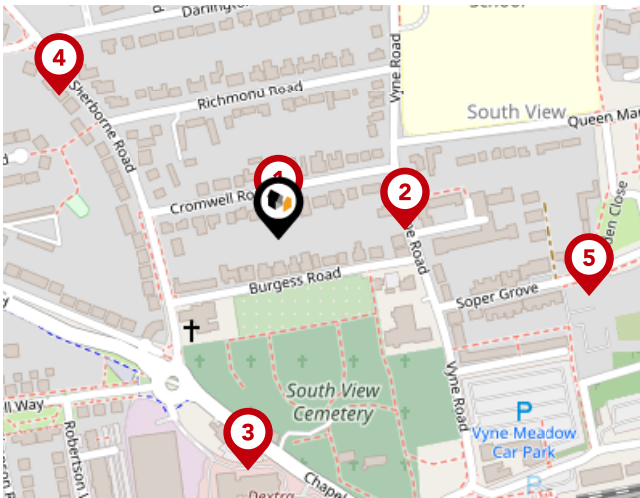


## Airports/Helipads

Pin	Name	Distance
1	North Stoneham	25.09 miles
2	Southampton Airport	25.09 miles
3	Heathrow Airport	30.94 miles
4	Heathrow Airport Terminal 4	30.7 miles

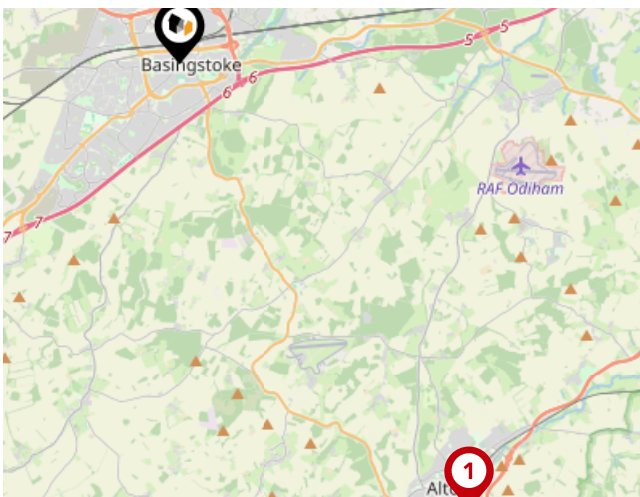
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Vyne Road	0.01 miles
2	Weale Court	0.07 miles
3	The Rising Sun	0.13 miles
4	Merton Road	0.15 miles
5	Norden Close	0.18 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.85 miles





### **Brockenhurst**

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We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



## Testimonial 1



Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

## Testimonial 2



I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

## Testimonial 3



We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Brockenhurst or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.



# Brockenhurst

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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