



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE

Winklebury

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £435,000





Winklebury

Asking Price Of £435,000

- Three Bedrooms
- Bathroom
- Large Lounge/Dining Room
- Conservatory
- Kitchen
- Separate Utility Room
- Cloakroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An extended three bedroom family home located in Winklebury. Comprising three bedrooms, family bathroom, large lounge/dining room, kitchen, separate utility room, conservatory, cloakroom, attached garage, driveway parking and an enclosed garden.

HALL Carpet, radiator, under stairs storage cupboard and stairs to the landing.

LOUNGE/DINING ROOM Front aspect windows, fireplace, carpet, radiators and sliding doors to the conservatory.

KITCHEN Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, space for a gas cooker, plumbing for a washing machine and dishwasher, larder, tiled floor and a door to the utility room.

UTILITY ROOM Door to the garden, space for a fridge and drying machine, tiled floor and radiator.

SHOWER ROOM Rear aspect window, enclosed shower cubicle, low-level WC, wash hand basin, towel radiator and tiled floor.

CONSERVATORY Half-height walls, glazed windows, doors to the garden, tiled floor and radiator.



LANDING Side aspect window, carpet and loft access.

BEDROOM ONE Rear aspect window, carpet, radiator and double wardrobes.

BEDROOM TWO Front aspect window, carpet, radiator and double wardrobes.

BEDROOM THREE Front aspect window, carpet and radiator.

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and vinyl floor.

GARAGE Up and over door, light, power and door to the utility room.

OUTSIDE To the front of the property, there is driveway parking for several cars.

To the rear of the property, there is an enclosed garden with patio area adjacent to the property and storage shed.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D
Basingstoke and Deane
EPC Rating: C
Driveway Parking and Garage

