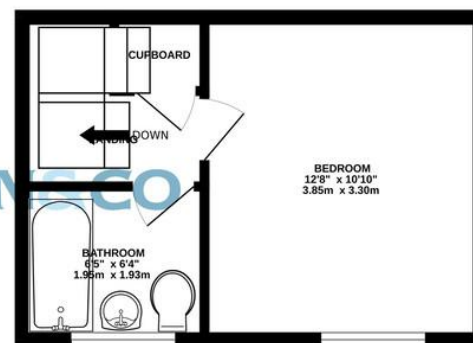
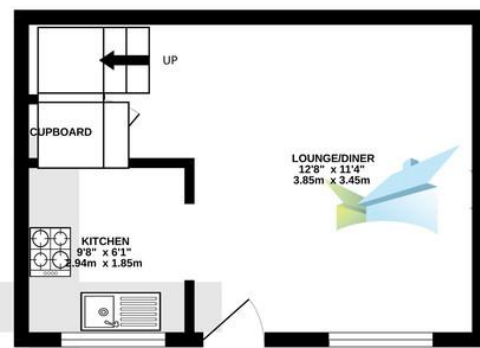


GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.

1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

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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FOR SALE



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



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.



Black Dam

1 Bedroom, 1 Bathroom, End Terraced House

Asking Price Of £190,000





Black Dam

Asking Price Of £190,000

- One Bedroom
- Living Room
- Kitchen
- Bathroom
- Allocated Parking for 1 Car
- NO ONWARD CHAIN

A good sized one bedroom end of Terrace house in Black Dam, located close to local amenities and with easy access to the Town centre and motorway.

Comprising a living room, kitchen, double bedroom, bathroom, outside space and allocated parking.

An ideal first home or investment property.

LIVING ROOM 12' 7" x 11' 3" (3.85m x 3.45m) Front aspect window, laminate floor, electric storage radiator, under stairs storage cupboard, archway to the kitchen and stairs to the landing.

KITCHEN 9' 7" x 6' 0" (2.94m x 1.85m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob with extractor hood over, plumbing for a washing machine, space for a fridge/freezer and laminate flooring.

LANDING Carpet, electric storage radiator and airing cupboard.

BEDROOM 12' 7" x 10' 9" (3.85m x 3.3m) Front aspect window, carpet and loft access.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BATHROOM 6' 4" x 6' 3" (1.95m x 1.93m) Front aspect window, bath with shower over, low-level WC, wash hand basin and vinyl floor.

OUTSIDE To the front of the property, there is a small garden.
To the side of the property, there is an open grassed area owed by the property.

To the rear of the property there is allocated parking for one car, and ample on road parking.

KEYS FACTS FOR BUYERS

Tenure: FREEHOLD

Council Tax Band: B
Basingstoke and Deane
EPC Rating: C
Allocated Parking for 1 Car