

**TOTAL FLOOR AREA: 1105 sq.ft. (102.7 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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**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.



**Oakridge**

**4 Bedrooms, 1 Bathroom, End Terraced House**

**£1,600 pcm**







## Oakridge

End Terraced House,  
4 bedroom, 1 bathroom

£1,600 pcm

Date available: 7th August 2025

Deposit: £1,846

Unfurnished

Council Tax band: C

- Four Bedroom House
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Good sized front and rear gardens
- On Road Parking

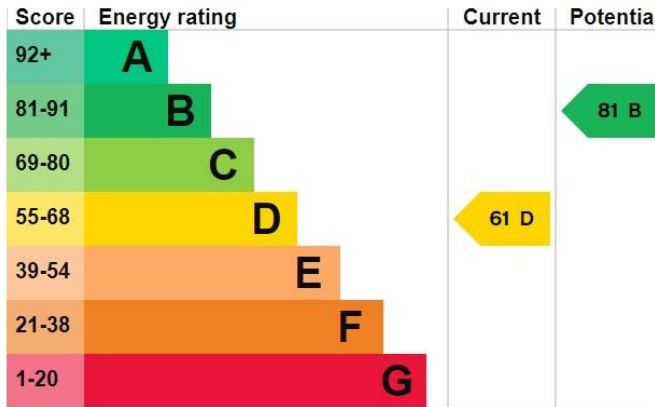
Welcome to this spacious family home located in the sought-after Oakridge area of Basingstoke. Boasting an ideal location, this property offers the perfect blend of convenience and comfort, with easy access to the town centre, Festival Place, and the station within a leisurely 20-minute walk. Its proximity to Basingstoke's north ring road ensures seamless commutes via M3, A33, and A339.

This end-of-terrace gem features four bedrooms and two reception rooms, providing ample space for a growing family. The property is offered unfurnished, allowing tenants the flexibility to personalize their living space.

Upon entering, you'll find a welcoming entrance hallway with abundant cupboard space and a convenient downstairs cloakroom. The porch adds extra storage, contributing to the home's practical layout. The living spaces include a comfortable lounge and a separate dining room, perfect for both everyday meals and entertaining guests.

The contemporary kitchen is equipped with a freestanding gas cooker and a washing machine, and it seamlessly connects to a charming glass conservatory, creating a bright and inviting atmosphere. Ascend the stairs to discover three generously sized 3 double bedrooms and one single bedroom. The bathroom, adorned in crisp white tones, features a shower over the bath, ensuring both style and functionality.

This property not only provides a spacious and well-designed interior but also offers the flexibility for tenants to add their personal touch. Don't miss the opportunity to make this house your home in the heart of Oakridge, Basingstoke-a place where convenience meets comfort.



ENTRANCE PORCH Tiled flooring, two storage cupboard one housing the gas boiler. Door to entrance hall

ENTRANCE HALL Stairs to first floor, two storage cupboards

LIVING ROOM 15' 8" x 10' 4" (4.8m x 3.17m) Front aspect double glazed window, radiator and electric fire with fireplace

DINING ROOM 10' 4" x 9' 7" (3.17m x 2.94m) Rear aspect double glazed window, radiator and arch to kitchen.

KITCHEN 9' 2" x 5' 11" (2.79m x 1.8m) Rear aspect double-glazed window. Stainless steel sink with single drainer with cupboard under, further range of matching cupboards and drawers. There is a freestanding cooker with a gas hob with an extractor over, a washing machine, and a space for a freestanding fridge/freezer. Door to lean to

LEAN TO 6' 11" x 7' 11" (2.11m x 2.43m) Glazed construction door to garden

FIRST FLOOR LANDING Storage cupboard

BEDROOM 1 13' 1" x 8' 5" (3.99m x 2.59m) Double-glazed window, radiator, fitted wardrobes, and cupboards.

BEDROOM 2 14' 2" x 10' 2" (4.339m x 3.10m) Double-glazed window, radiator, built-in wardrobes.

BEDROOM 3 10' 2" x 7' 3" (3.10m x 2.23m) Double-glazed window, radiator, built-in wardrobes.

BEDROOM 4 10' 2" x 7' 5" (3.10m x 2.26m) Double glazed window and radiator

BATHROOM Double glazed window, panelled enclosed bath with electric shower over, pedestal wash hand basin and low level W.C.

OUTSIDE A large front garden enclosed on one side by a large wall.

GARDEN Part walled garden, large lawned area, rear access via gate.

PARKING Non allocated parking on a first come first served basis

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the



tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

**Pet**  
If a tenancy is agreed to include a pet, an additional £50 per month in rent will be payable for the duration of the tenancy.

**Right to Rent Checks**  
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

**Reference Checks and Credit Worthiness**  
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

**Documentation that will be required**  
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips

**MATERIAL INFORMATION**  
Council Tax Band: C  
Basingstoke and Deane  
EPC RATING: D  
Minimum Tenancy Term 12 Months  
UNFURNISHED  
On Road Parking

