



**Martin & Co Basingstoke**

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

**01256-859960**

<http://www.martinco.com>



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**FOR SALE**

**George Street, Basingstoke, RG21 7RN**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £298,000**





Town Centre

Asking Price Of £298,000

- NO ONWARD CHAIN
- Two Bedroom Terraced Home
- Upstairs Bathroom With a Separate Shower
- Enclosed Rear Garden With Shed And Rear Access
- Brookvale West Conservation Area
- Walking Distance To Town Centre

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A characterful two-bedroom terraced home situated within the Brookvale West Conservation Area. Offering two reception rooms, fitted kitchen, upstairs bathroom and an enclosed rear garden. Conveniently located close to the town centre and transport links. Offered with no onward chain.

ENTRANCE HALL Laminate flooring, radiator, glazed timber front door and stairs rising to the first-floor landing.

LOUNGE 11' 2" x 9' 10" (3.4m x 3m) Front-facing living room featuring a bay window, feature fireplace, radiator and laminate flooring.

DINING ROOM 11' 2" x 9' 10" (3.4m x 3m) Dining room with doors opening to the rear garden, feature fireplace, laminate flooring, radiator and useful under-stairs storage cupboard.

KITCHEN 18' 4" x 6' 11" (5.59m x 2.11m) The kitchen is fitted with a range of eye and base level storage units with rolled edge work surfaces and benefits from side and rear aspect windows providing natural light. Appliances include an integrated double oven, four-ring gas hob with extractor hood over, along with space for a fridge/freezer and washing machine. The room is finished with vinyl flooring and features a door opening directly to the rear garden, making it a practical and well-arranged space.



LANDING The first-floor landing features laminate flooring and provides access to the loft space. There is also a useful storage cupboard, along with doors leading to the principal rooms,

BEDROOM 1 13' 1" x 10' 2" (3.99m x 3.1m) Front-facing double bedroom with windows to the front aspect, laminate flooring and radiator.

BEDROOM 2 10' 10" x 7' 3" (3.3m x 2.21m) Rear-facing bedroom with a window overlooking the rear garden, laminate flooring and radiator.

BATH/SHOWER ROOM 10' 9" x 7' 2" (3.3m x 2.20m) The bathroom is fitted with a panelled bath, separate shower cubicle, low-level WC and wash hand basin. The room benefits from a rear aspect window providing natural light, along with a heated towel rail and vinyl flooring. A well-proportioned bathroom offering both bath and shower facilities.

OUTSIDE

FRONT To the front of the property there is on-road parking along with a small front approach to the entrance.

REAR To the rear of the property there is an enclosed garden laid mainly to lawn, with a paved path leading to



a useful storage shed and rear access gate. The garden is flanked by timber fencing, while a decked area runs along the side of the property, providing additional outside space.

KEY FACTS FOR BUYERS Tenure: Freehold  
EPC Rating: D (Score: 63)  
Council Tax Band: C  
Local Authority: Basingstoke and Deane Borough Council  
Conservation Area - Brookvale West

