



Downsland Road, Town Centre, Basingstoke, RG21 8TU  
**Guide Price £450,000**



**CHEQUERS**

Independent Estate Agents



## Downsland Road, Town Centre, Basingstoke, RG21 8TU

CHEQUERS are pleased to offer for sale this character detached home, situated in a convenient location in the town centre. Whilst the property requires full modernisation, the house provides generously sized accommodation including entrance hall, lounge, dining room, kitchen, utility room, side lobby and garden room with three bedrooms and a family bathroom on the first floor. Further benefits include 20' garage, enclosed garden and NO ONWARD CHAIN. (draft particulars - awaiting vendors approval)

**AGENTS NOTE:** The property requires FULL MODERNISATION so please consider this before viewing.

### **ENTRANCE PORCH:**

Radiator, door to entrance hall, door to -

### **CLOAKROOM:**

Low level w.c., wash hand basin.

### **ENTRANCE HALL:**

Stairs to first floor, radiator, storage cupboard,

### **LOUNGE:**

22'2" x 12'2" (6.76m x 3.71m)

Double aspect, side window, sliding patio doors to rear garden, fireplace, radiator, arch to -

### **DINING ROOM:**

11'3" x 9'1" (3.43m x 2.77m)

Rear aspect, radiator, door to kitchen, double doors to sun room.

### **KITCHEN:**

11'1" x 10;11" (3.38m x 3.05m;3.35m)

Range of eye and base level units, work surfaces, single drainer sink unit, fitted oven and hob, appliance space, feature fireplace with wood burner.

### **SUN ROOM:**

12'3" x 8'1" (3.73m x 2.46m)

Rear aspect, sliding patio door to garden, glazed door to -

### **SIDE LOBBY:**

Door to garage, further cloakroom, door to further front lobby with access utility and front of the property.

### **STAIRCASE GIVES ACCESS TO LANDING:**

Stars to loft space.

### **BEDROOM ONE:**

20'6" x 12'3" (6.25m x 3.73m)

Rear and side aspect, feature fireplace, wash hand basin, radiator, built-in wardrobe and cupboards.

### **BEDROOM TWO:**

11' max x 9'2" (3.35m max x 2.79m)

Rear aspect, built-in wardrobe, radiator.

### **BEDROOM THREE:**

8'6" x 8'5" (2.59m x 2.57m)

Front aspect, radiator.

### **BATHROOM:**

8'3" x 8'1" (2.51m x 2.46m)

White suite comprising panel enclose bath, low level w.c., vanity unit with inset wash hand basin, radiator.

### **GARAGE:**

20'4" x 8'1" (6.20m x 2.46m)

Up and over door, inspection pit, door to side lobby.

### **GARDENS:**

To the front of the property the garden is enclosed by dwarf brick walling, pathway to the front door, shrub/tree borders, side gate to rear. To the rear of the property is an enclosed garden laid mainly to patio with raised borders, pergola, ornamental pond, established hedge borders providing a good degree of privacy.

### **AGENTS NOTE:**

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### **COUNCIL TAX:**

Band E

### **MONEY LAUNDERING REGULATIONS:**

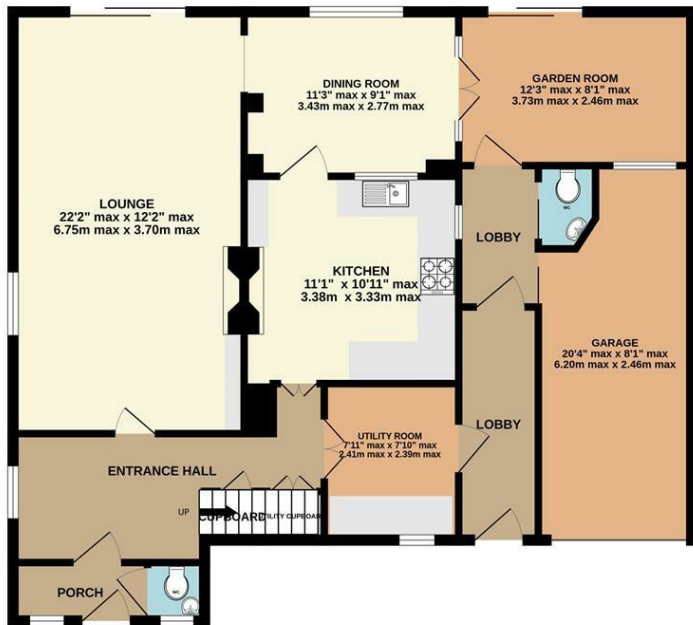
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **REFERRALS:**

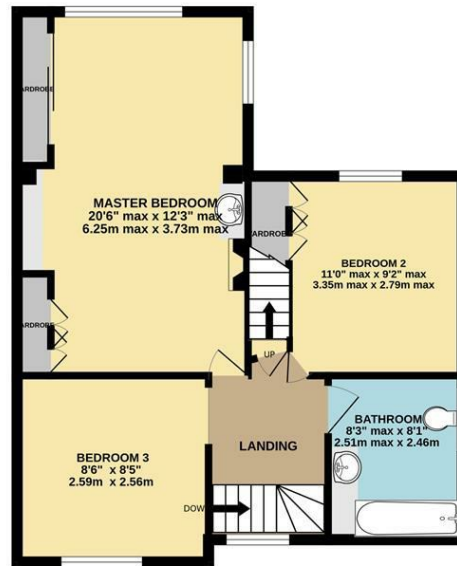
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



### 3 BEDROOM DETACHED

TOTAL FLOOR AREA : 1574 sq.ft. (146.3 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.  
Made with Metropix ©2025



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>41-48 <b>F</b></p> <p>35-39 <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
57	74
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>41-48 <b>F</b></p> <p>35-39 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



