



## 7 Irwin Grove, Basingstoke – RG21 8AD

£460,000

TOWN CENTRE LOCATION • ALLOCATED PARKING • 3 BEDROOMS • 3 BATHROOMS •  
DOWNSTAIRS WC • PRIVATE GARDEN

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the property  
**explorer** ↑

Perfectly tucked away within a quiet private cul-de-sac, this well presented three bedroom family home offers contemporary living and is just a short walk from Basingstoke town centre and the mainline train station, making it ideal for commuters and families alike. Tenure: Freehold / Council Tax Band: D / Local Authority: Basingstoke and Deane / EPC Rating: B / Parking: Allocated parking with additional visitor spaces / Built in 2020, the property continues to benefit from the remainder of the builder's ten year warranty.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



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Denotes restricted  
head height

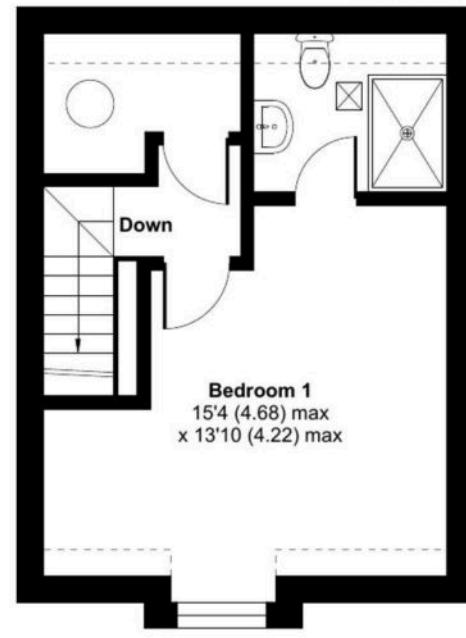
# Irwin Grove, Basingstoke, RG21

Approximate Area = 1104 sq ft / 102.5 sq m

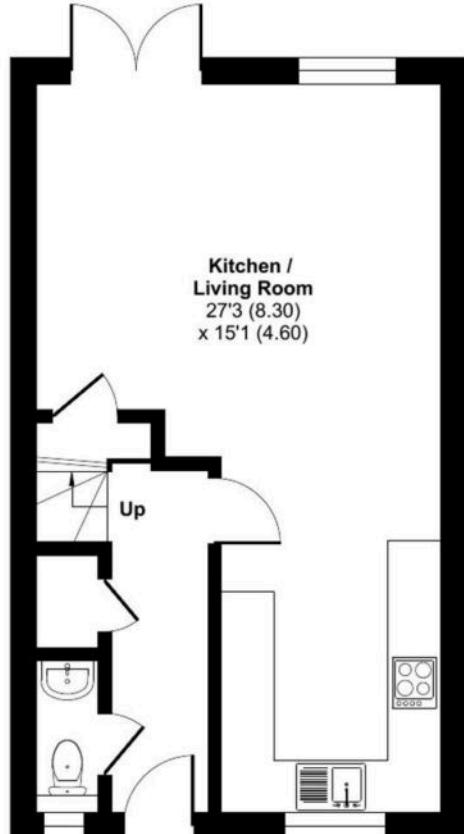
Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1131 sq ft / 105 sq m

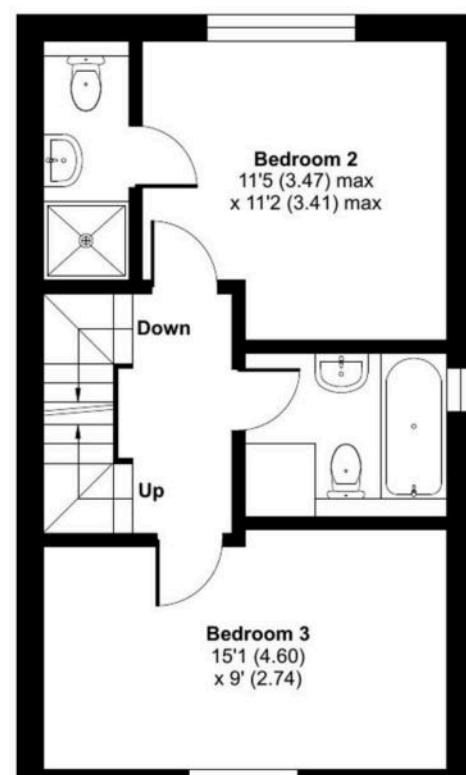
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.  
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