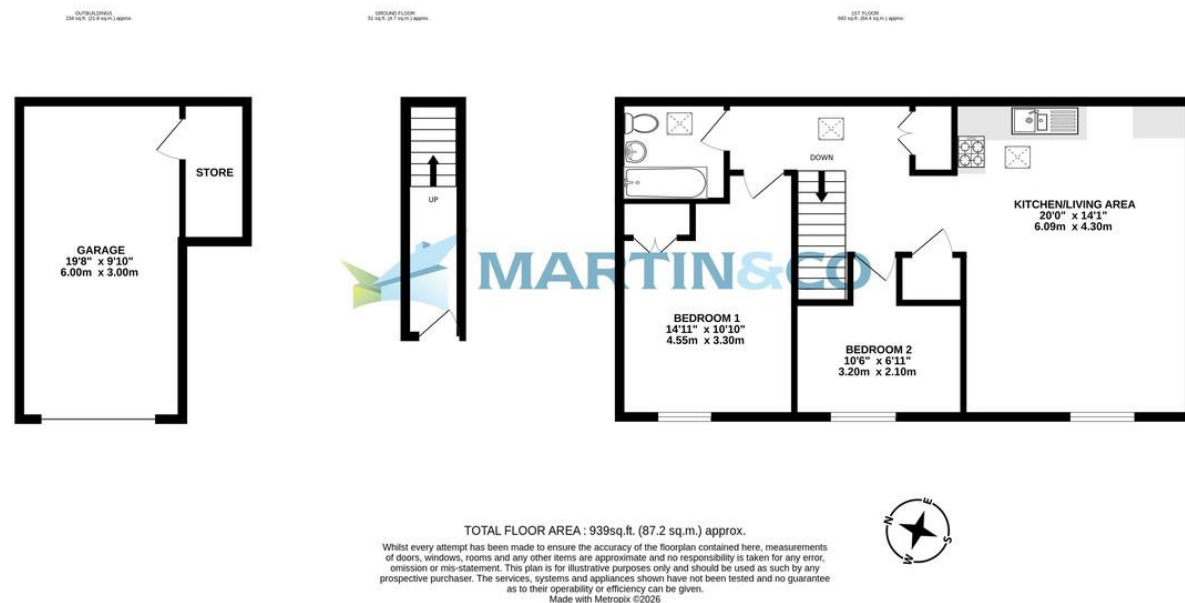




Martin & Co Basingstoke
 26 London Street • Basingstoke • RG21 7PG
 T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

01256-859960



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.



FOR SALE

Lady Margaret Hall Way, Basingstoke, RG24 9NS

2 Bedrooms, 1 Bathroom, Coach House

Asking Price Of £320,000





Sherbourne Fields

Asking Price Of £320,000

- Coach House
- Garage with Driveway
- EV Charger
- Open Plan Living/Kitchen
- Gas Central Heating
- Enclosed Garden
- No Chain

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

A spacious two-bedroom coach house with a bright open-plan kitchen/living area, Juliet balcony, generous main bedroom and bathroom. Further benefits include a private enclosed garden, large garage with rear store, driveway parking, EV charging point and built-in storage.

Approached over a block-paved area, with a covered entrance and external courtesy light. A double-glazed front door opens into the ground-floor entrance hall.

ENTRANCE HALL Entered through a double-glazed front door, with carpeted flooring, radiator, and stairs rising to the first-floor accommodation.

FIRST FLOOR LANDING A spacious carpeted landing with a roof window providing natural light, radiator, useful built-in storage cupboards and access to the loft. Doors lead to both bedrooms, the bathroom and the open-plan kitchen/living area.

KITCHEN/LIVING ROOM 20' x 14' 1" (6.1m x 4.29m) A spacious open-plan room with clearly defined kitchen and living areas. The kitchen is fitted with a range of wall and base units, work surfaces, a one-and-a-half-bowl stainless-steel sink with drainer, four-ring gas hob, extractor hood



and built-in oven. Further features include appliance spaces, a concealed wall-mounted Ideal boiler, vinyl flooring and roof windows providing plenty of natural light.

The carpeted living area offers ample room for both seating and dining furniture, with radiators and double-glazed French doors opening to a Juliet balcony. A useful shelved storage cupboard is also provided.

BEDROOM 1 14' 11" x 10' 10" (4.55m x 3.3m) A generous double bedroom with a double-glazed window, radiator, carpeted flooring and built-in wardrobe.

BEDROOM 2 10' 6" x 6' 11" (3.2m x 2.11m) A single bedroom with a double-glazed window, radiator and carpeted flooring

BATHROOM Fitted with a white three-piece suite comprising a panel-enclosed bath with mixer shower and glass screen, pedestal wash basin and WC. Complemented by tiled splashbacks, wood-effect flooring, radiator, extractor fan and roof window.



OUTSIDE

PARKING Block-paved parking is positioned in front of the garage, with an electric vehicle charging point.

GARAGE 19'8" x 9'10" (6.00m x 3.00m) A spacious garage with an up-and-over door, power and lighting. A personnel door provides access to a separate storage area at the rear.

GARDEN A particularly useful feature of the property is the private and enclosed rear garden. The garden includes a paved patio area, providing space for outdoor seating, which leads onto a predominantly lawned section offering scope for further landscaping or planting. There is also a timber storage shed and water butt, with the garden enclosed by timber-panel fencing.

KEY FACTS FOR BUYERS Tenure: Leasehold
Lease Term: 125 years from 1st January 2019
Ground Rent: £100 per year
Current Service Charge: £972 (for the last 12 months)
Council Tax Band: C