



FOR SALE



St. Nicholas Court, Basingstoke, RG22 6US

3 Bedrooms, 1 Bathroom, Detached House

£425,000



South Ham

£425,000

- Detached Family Home
- Kitchen/Diner
- Three Bedrooms
- Downstairs Cloakroom
- Low Maintenance Rear
- Garage
- Driveway Parking
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A well-presented three-bedroom end-of-terrace home offering a spacious lounge, kitchen/diner, conservatory, cloakroom and family bathroom. Further benefits include a low-maintenance rear garden, driveway, garage and offered for sale with no chain.

A UPVC front door with decorative leaded-style glazed panels provides access to the property.

ENTRANCE HALL Finished with practical fitted entrance matting that transitions into wood-effect flooring, the entrance hall features neutral décor and a radiator. Doors provide access to the ground-floor cloakroom and lounge.

CLOAKROOM Fitted with a low-level WC and wall-mounted wash hand basin. The room features half-height neutral tiling with a mosaic border, wood-effect flooring, a radiator and an obscure-glazed window to the front aspect.

LOUNGE 17' 8" x 14' 1" (5.4m x 4.30m) A generously proportioned reception room featuring wood-effect flooring, neutral décor and a front-facing window with a radiator beneath. An attractive fireplace with a marble-effect surround provides a natural focal point, while an open staircase with decorative metal balustrade rises to the first floor. A further doorway leads through to the kitchen/diner.

KITCHEN/DINER 17' 9" x 12' 2" (5.41m x 3.71m) A spacious kitchen/diner fitted with a range of cream Shaker-style wall and base units, wood-effect worktops and white tiled splashbacks. The kitchen includes a stainless-steel sink and drainer beneath the rear-facing window, a fitted electric oven, four-ring hob with a stainless-steel extractor above, and space and plumbing for a dishwasher. Wood-effect flooring continues throughout, while a half-glazed door provides



access to the side of the property. The dedicated dining area offers ample space for a table, with a radiator and glazed double doors opening into the conservatory

CONSERVATORY 9' 10" x 9' 10" (3m x 3m) A bright additional reception space, accessed through glazed double doors from the kitchen/diner. The UPVC-framed conservatory is glazed on three sides and features a pitched polycarbonate roof, tiled flooring and a ceiling fan with integrated lighting. Double doors open directly onto the rear garden

FIRST FLOOR LANDING The staircase rises to a bright landing finished with wood-effect flooring and neutral décor. A side-facing window provides natural light, with a radiator, loft access and a useful built-in airing cupboard. Doors lead to all three bedrooms and the family bathroom.

BEDROOM 1 12' 2" x 9' 10" (3.71m x 3m) A well-proportioned double bedroom featuring wood-effect flooring, neutral décor and a front-facing window with a radiator beneath. The room also benefits from a useful built-in wardrobe.

BEDROOM 2 9' 10" x 8' 10" (3m x 2.69m) A well-proportioned bedroom featuring wood-effect flooring, neutral décor and a rear-facing window overlooking the garden, with a radiator beneath. The room also benefits from fitted wardrobe storage

BEDROOM 3 7' 7" x 6' 6" (2.31m x 1.98m) A single bedroom featuring wood-effect flooring, neutral décor and a front-facing window with a radiator beneath. The room also includes useful built-in shelving and storage



BATHROOM Fitted with a white three-piece suite comprising a panel-enclosed bath with shower over and glazed screen, a low-level WC and pedestal wash hand basin. The room features full-height neutral tiling, grey tiled flooring, an extractor fan and an obscure-glazed window to the rear aspect.

REAR The enclosed rear garden has been designed for ease of maintenance, featuring areas of artificial lawn, paved patio and decorative gravel beds with established planting. A raised decked seating area adjoins the property and benefits from a covered pergola, providing a sheltered space for outdoor dining. The garden also includes an outside tap, timber storage shed and gated side access.

GARAGE 18' 8" x 8' 2" (5.69m x 2.49m) A driveway provides off-road parking and leads to the single garage, which is accessed via an up-and-over door. The garage benefits from power and lighting, useful fitted storage and work surfaces, together with a pedestrian door providing direct access to the rear garden.

KEY FACTS FOR BUYERS
Tenure: Freehold
Council Tax Band: D
Basingstoke & Deane
EPC Rating: D
Driveway Parking & Garage
Mains Water, Gas and Electric

