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Wilmott Way, Basingstoke

Guide price £285,000

**BELVOIR!**





## PROPERTY

The opportunity exists to acquire this beautiful family home in a quiet cul-de-sac in Winklebury with just a short walk to local amenities, shops and services. The overall accommodation has been recently upgraded with a sociable modern kitchen/breakfast room, upgraded flooring and carefully decorated rooms.

## ACCOMMODATION

On entry to the property at the front, you proceed into a hallway which provides access to the lounge and first floor via stairs. The lounge is a great feature with a rear garden aspect and the modern kitchen/breakfast room has the emphasis on family living with a door to the garden. The first-floor bedrooms are of good proportions and a family bathroom with separate WC completes the accommodation.

## OUTSIDE

The garden to the rear is laid to artificial turf with a patio. There is an access gate from the rear boundary.

## LOCATION

Situated in Winklebury, the property offers easy access to the town centre and railway station, Basingstoke Hospital, schools and local shops and amenities nearby. It also offers easy access to the ring road towards Reading and the M3 motorway and there is a regular bus service into Basingstoke Town Centre where you can find Festival Place shopping centre. The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

**LOCAL AUTHORITY** Basingstoke & Deane

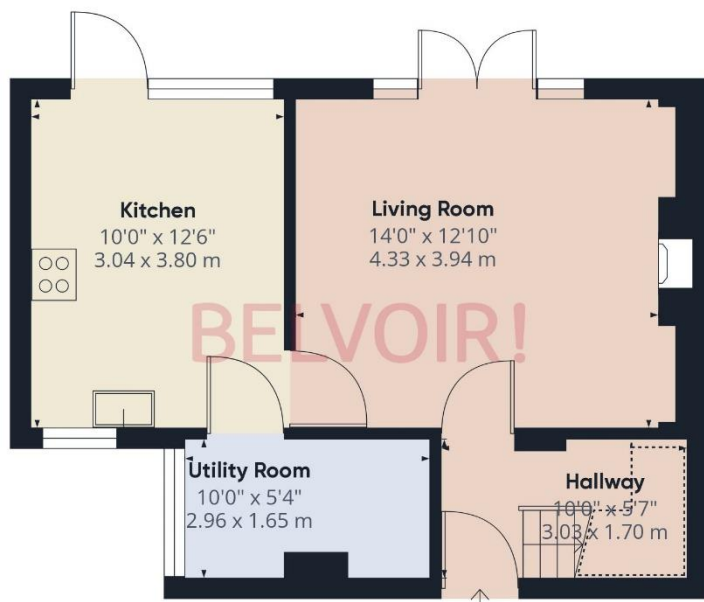
**COUNCIL TAX** Band C

**EPC** E

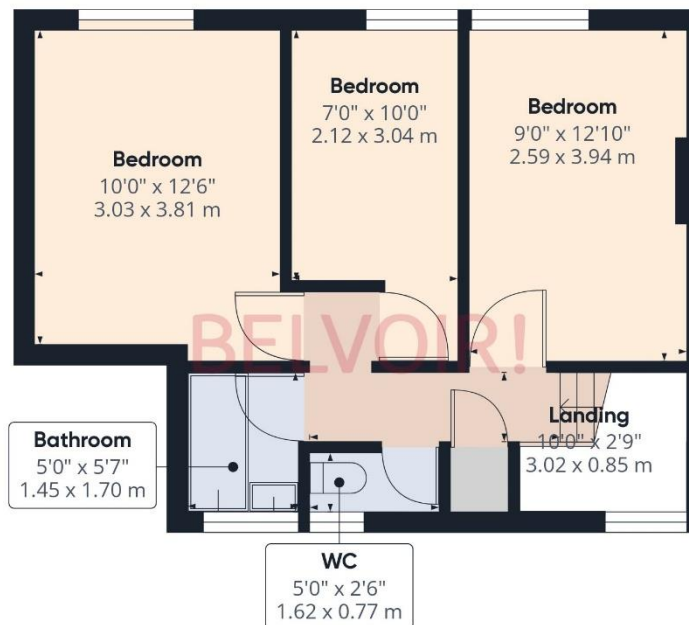
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

832.8 ft<sup>2</sup>  
77.37 m<sup>2</sup>

**Reduced headroom**

23.79 ft<sup>2</sup>  
2.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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