



Wallis Road Fairfields Basingstoke RG21 3DW

Winkworth



Wallis Road

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Accommodation

Hallway
Living room
Dining room
Kitchen/breakfast room
Utility room
Cloakroom
Three bedrooms
Bathroom
Separate wc
Loft rooms
Driveway parking
Gardens

Description

This attractive semi-detached Victorian style villa is situated on one of the prime streets in the Fairfields Conservation area to the south side of Basingstoke's town centre, within walking distance of the mainline railway station.

It requires updating and is a wonderful opportunity to acquire a home full of character.

It is available with no onward chain.



The house has a covered entrance porch with the front door opening into an impressive entrance hall.

To the left is the main living room, which has a bay window and an attractive cast iron fire surround with tiled insets.

Beyond this is the dining room with open access into the large kitchen/breakfast room - this needs replacing and offers enormous scope to create an appealing kitchen/dining space.

There is a utility room and downstairs loo to the back of the house.

Heading upstairs, there are three double sized bedrooms on the first floor together with a family bathroom and separate wc.

There are further stairs up to the second floor, which has two loft rooms that could provide further bedrooms, subject to any necessary consents.

Externally, there is a small garden and a driveway for one car to the front with a side gate leading into the south facing rear garden. This extends to about 65 feet (20 metres) and has a large, paved terrace with a good size lawn beyond.

On-street parking is available on a first come first served basis with residents parking permits available from the local authority.

Fairfields is a popular choice for families as it is conveniently situated close to an abundance of amenities including schools, colleges, shops and public parks.

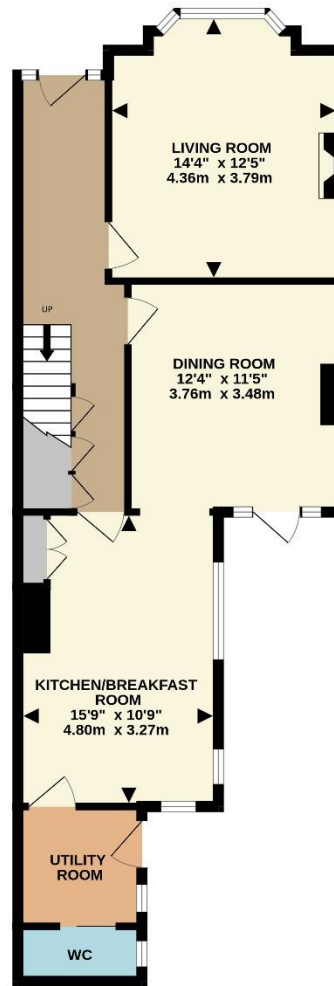


Wallis Road

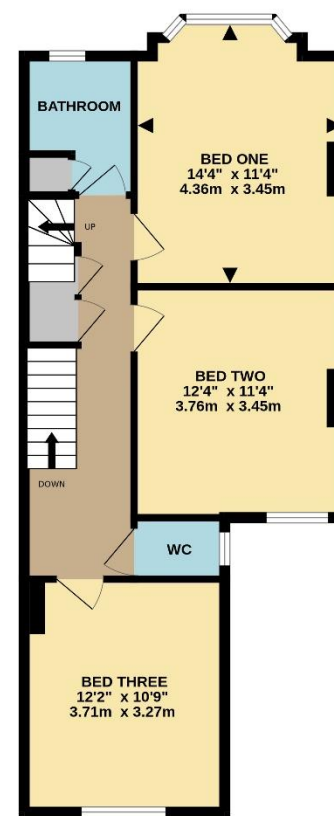
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			

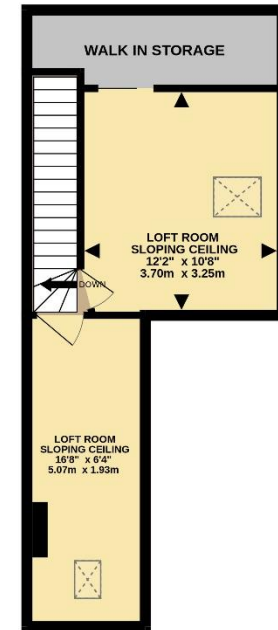
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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.
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