



Pembroke Road Basingstoke

Hampshire RG23 8QH

Description

This three bedroom end of terrace house is located in the established Winklebury area and comes unfurnished however with white goods in the kitchen. The property is within walking distance of local amenities and has a good bus connection to Basingstoke's Town Centre.

The downstairs consists of a spacious living/dining room and a modern kitchen, equipped with a free-standing fridge freezer and washing machine. There is also a downstairs cloakroom plus storage space located under the stairs.

Going upstairs there are three double bedrooms with bedrooms one and two encompassing built in wardrobes, the bathroom includes a bath and separate shower and there is extra storage space off the landing.

The property has a good sized south-west facing garden with a patio area, storage cupboard and garden shed. The garden has a rear access gate for vehicles and a space to park at the back of the garden, as well as having non-allocated residents parking on the street.



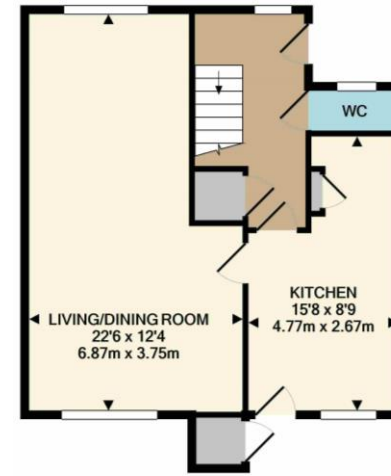
Winkworth

Accommodation

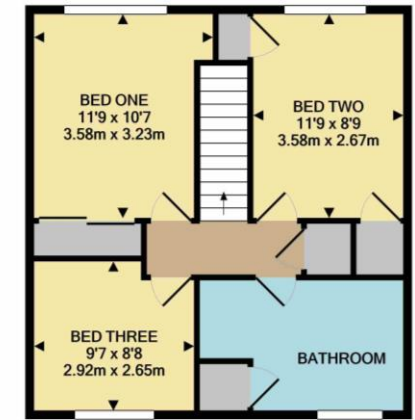
- Modern Kitchen
- Spacious Living/Dining Room
- Downstairs Cloakroom
- Three Double Bedrooms
- Modern Bathroom
- Garden
- Rear Access Parking Space
- Unfurnished

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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