



Normanton Road Basingstoke Hampshire RG21 5QP

Description

Conveniently located within walking distance to local amenities this terraced three bedroom property with gas fired central heating is available to move into with NO ONWARD CHAIN!

The downstairs consists of a spacious kitchen/diner situated at the rear of the property with French doors leading to a good-sized enclosed garden with a gate to the rear, an ample sized living room at the front of the property and plenty of storage options throughout the hallway. It also includes a downstairs cloakroom.

Going upstairs there are three double bedrooms as well as the family bathroom.

There is an enclosed rear garden with a gate for access out to the parking area which has non allocated parking.

The property is within walking distance of local amenities and there is a good bus connection to Basingstoke Town Centre if required.



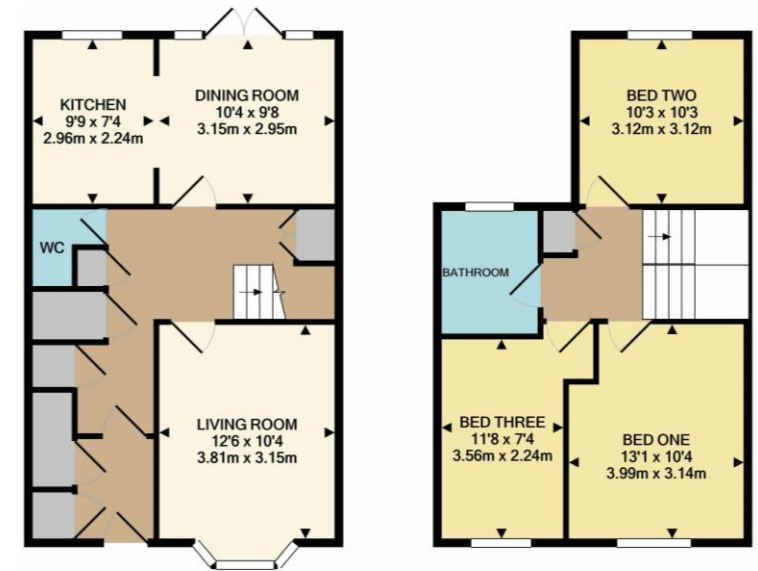
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Accommodation

- Terraced house
- Three double bedrooms
- Living room
- Kitchen/Diner
- Downstairs cloakroom
- Storage cupboards
- Garden
- Non allocated parking

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 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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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke

Winkworth

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