



Bramblys Drive Basingstoke RG21 8UN

Winkworth



Bramblys Drive

Basingstoke RG21 8UN

Accommodation

Hallway
Cloakroom
Living room
Dining room
Kitchen
Conservatory
Three bedrooms
Bathroom
Substantial drive through garage
Workshop
Large garden

Description

This older style three bedroom semi-detached home occupies an elevated position close to Basingstoke's Town Centre and mainline railway station (with services into London Waterloo of around 45 minutes).

The house has been extended to the rear and retains many character features such as picture rails and original doors. It also has a 'drive through' garage to the side and a workshop to the rear – ideal for the motor enthusiast.

The front door opens into a long entrance hall, which has stairs to the first floor with a cupboard under. There is a downstairs loo off to the side and a doorway into the dining room, with open access into the living room at the front, which has a bay window and a fireplace with a gas point. French doors open into the conservatory and this has further French doors out to the rear garden.

The kitchen has wood trimmed worksurfaces with cathedral style wall, base and display units. There is an inset gas hob and a built-in oven.

Heading upstairs, there are two double sized bedrooms, a single bedroom and a bathroom with a coloured suite. The largest bedroom has a bay

window with views out over the town.

Externally, there is a garden to the front with an area of lawn and driveway parking.

The attached garage is a good size and has doors to the front and rear enabling a vehicle to be driven through and into the large workshop that is set at the far end of the garden. Both the garage and the workshop have power and light.

The south-west facing back garden is a decent size and is well screened and has a paved patio with a lawn beyond.

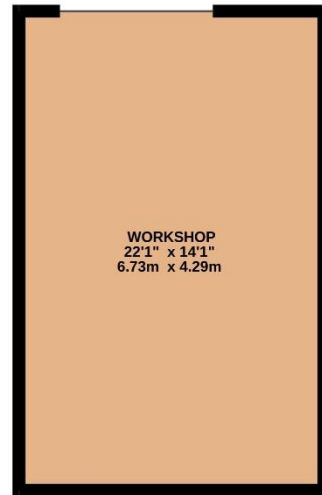
Hot water and heating for the house are provided by a gas fired boiler located in a cupboard on the landing.



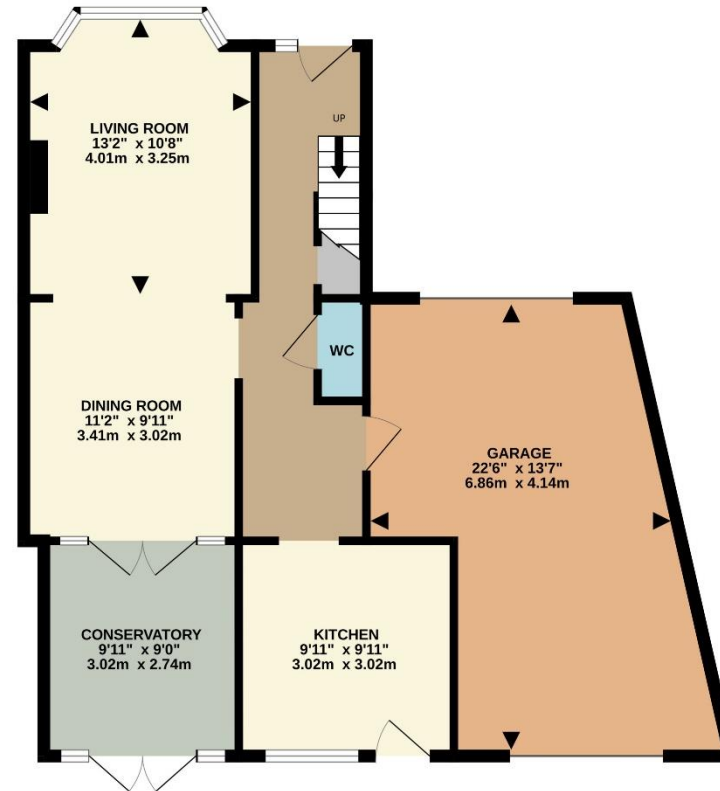
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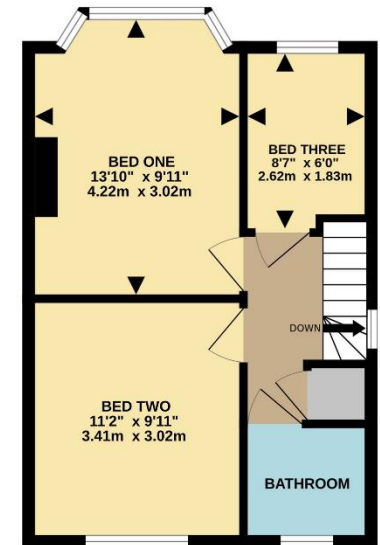
OUTBUILDING
311 sq.ft. (28.9 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Basingstoke Office

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