



Falkland Road

Basingstoke RG24 9PJ

Description

This three bedroom end of terrace home has plenty of space and has been extended on the ground floor to provide a study/playroom. It is available for sale with no onward chain.

To the front there is an enclosed porch and this has access into a large store that has plumbing for a washing machine. The front door leads into the hallway which has the downstairs loo on the right and an opening into the kitchen on the left. To the rear is the large lounge/diner with French doors out to the garden and open access into the study/playroom.

Heading upstairs, there are two double bedrooms and a single. The main bedroom has fitted wardrobes (not shown on the floorplans). The bathroom has a white suite with a shower and screen over the bath.

Externally, there are gardens to the front and rear, with the latter being south-west facing and having a paved patio, lawn and pergola.

Parking is on-street and non-allocated.



Winkworth

Accommodation

- Porch
- Hallway
- Cloakroom
- Lounge/diner
- Study/playroom
- Kitchen
- Store/utility room
- Three bedrooms
- Bathroom
- Gardens
- On-street parking (not allocated)

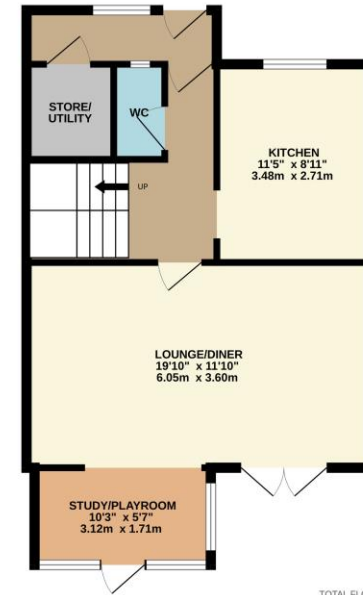
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

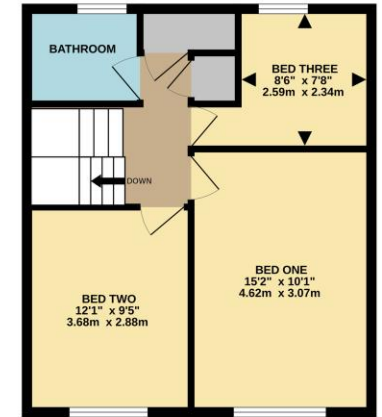
84

69

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.
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