



Lower Brook Street Brookvale Basingstoke RG21 7RR

Winkworth



## Lower Brook Street

Brookvale Basingstoke  
RG21 7RR

### Accommodation

Entrance hall  
Living room  
Dining room  
Kitchen  
Ground floor bathroom  
Three bedrooms  
First floor shower room  
South facing rear garden

### Description

This three bedroom character home is conveniently located within walking distance of the town centre and railway station.

It is situated within a popular conservation area and is offered for rent furnished. It also has the added advantage of having two bath/shower rooms.



The house was built in the early 1900's and displays many features of this era such as cast iron fireplaces and natural wood finish internal doors.

It has an entrance hall which leads into a living room at the front and a dining room to the rear.

The kitchen has been fitted with cream coloured shaker style units complemented by wooden work surfaces. It has a butler style ceramic sink and built-in appliances including an induction hob, electric oven, slimline dishwasher and a wine chiller. A stable style door leads out to the rear garden.

The ground floor bathroom has a white suite with a shower over the bath.

Going upstairs there are three bedrooms in all, two doubles and a large single/small double. The main bedroom has two fitted wardrobes (not shown on the floorplan). There is a very smart shower room that is arranged in a 'Jack & Jill' format (i.e. it can be accessed from both bedroom one and two or singularly as required).

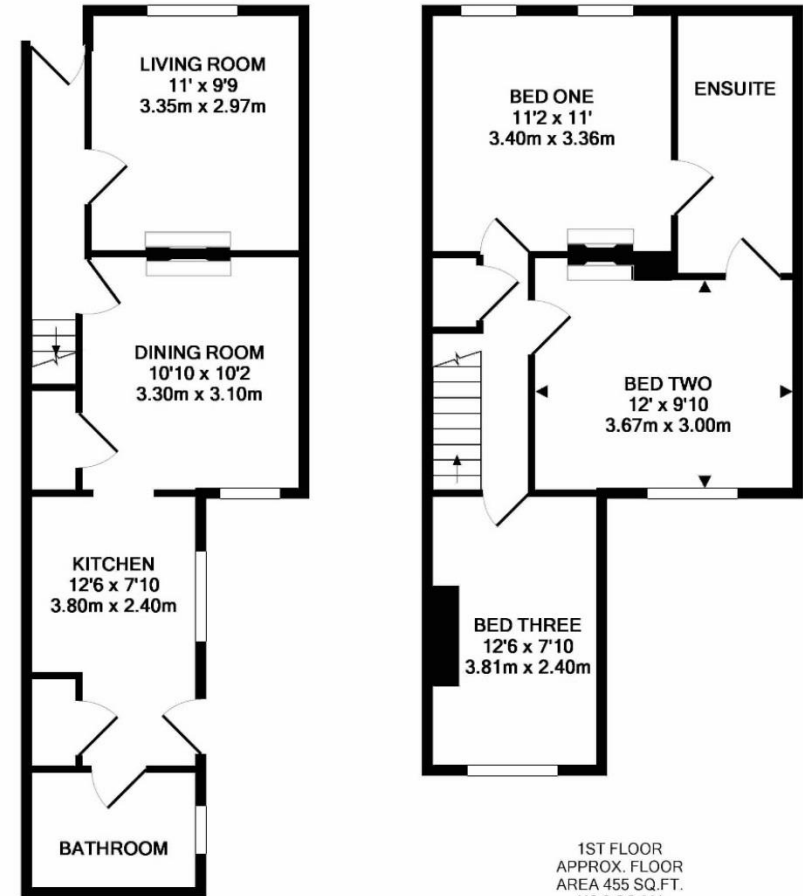
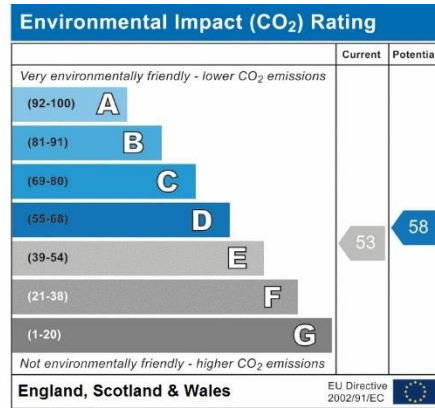
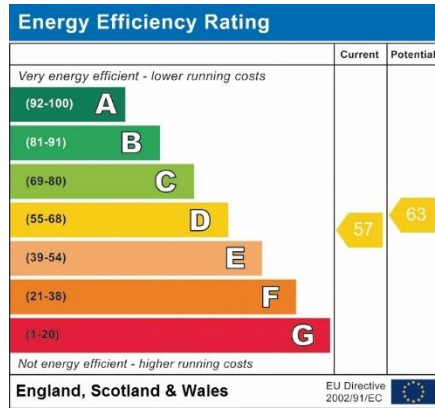
To the rear of the house is a decent sized south facing garden that has a block paved patio with a lawn beyond. In common with many properties of this age, the neighbour has a right of access across the garden to access their rear garden.

Parking for this property is on the street and there are no parking permit restrictions.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 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

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