



Roman Road Basingstoke RG23 8EP

Winkworth



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Accommodation

Porch
Living room
Kitchen/diner
Utility room
Ground floor bathroom
Two bedrooms
Large rear garden
Planning consent to extend
On-street parking - unallocated

Description

We are delighted to bring to the market this two bedroom Victorian Railway Cottage located on the western side of the town. This home has a wealth of character and is available with no onward chain.

This home is simply a must view for first time buyers, professional couples or investors.



The accommodation comprises an enclosed entrance porch which leads into the living room where features include a brick built fireplace, attractive brick pillar and wooden floors.

The kitchen/diner, which is located to the rear of the property, is light and airy, and the shaker style units and wooden worksurfaces are all in keeping with the character of the cottage. The kitchen benefits from having the space to accommodate a family dining table, and the layout of the kitchen has been very well thought out, enhanced further by an in-built coffee bar.

The utility room, which lies beyond the kitchen, has space and plumbing for a washing machine and tumble drier – the gas fired boiler is also housed in this area. Beyond this the bathroom is fitted with a white suite, with a shower attachment over the bath.

Moving upstairs, there are two good sized double bedrooms, and the focal point of both rooms are attractive cast iron fire surrounds. The rear bedroom, the larger of the two, enjoys views over the rear gardens.


To the rear, the property benefits from an extensive west facing garden, slightly 'offset' from the house and offering a rare degree of privacy. Extending to approximately 240sq m., the garden includes a pond, a lawned area and borders with many mature shrubs and trees. For the rail enthusiast, the layout currently accommodates a narrow gauge steam train line, this may be available for inclusion in the sale subject to separate negotiation with the homeowner.

Planning consent exists for extension to the rear, moving the bathroom upstairs and creating more space generally. Further details can be obtained from Winkworth or online from the Basingstoke & Deane website.



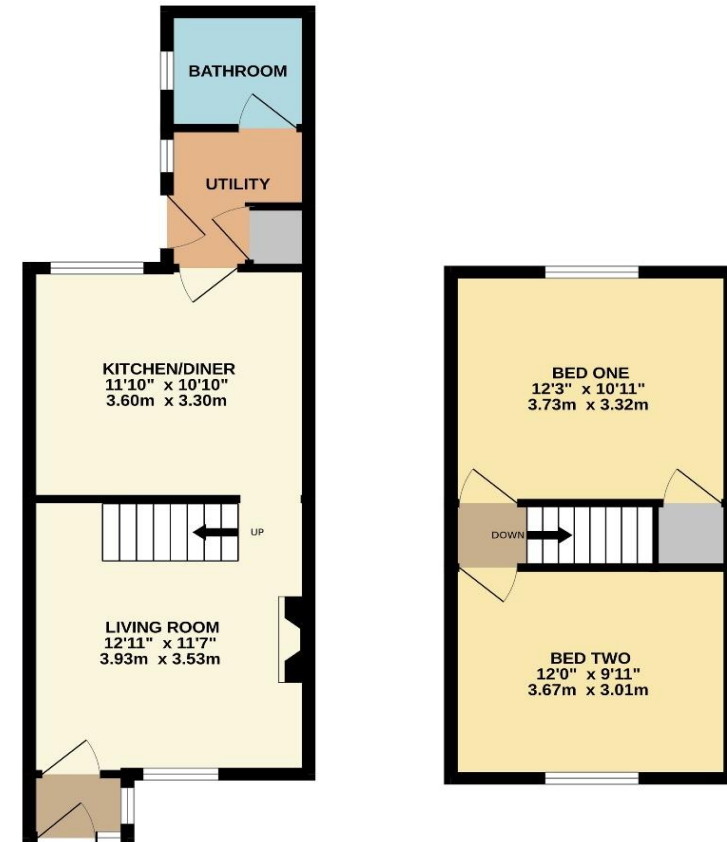
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA - 653 sq.ft. (60.7 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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