



Lower Brook Street Basingstoke RG21 7RR

Winkworth



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Accommodation

Open plan living room
Kitchen
Conservatory/dining room
Two bedrooms
Bathroom
Gardens
On street parking
Planning consent for extension

Description

This Edwardian end of terrace house has been wonderfully enhanced by the sellers, who have retained much of the character of this era and blended in some contemporary styling to create an attractive home with great appeal.

It is conveniently situated in the Brookvale conservation area on the edge of the town centre within walking distance of shops, schools and Basingstoke's mainline railway station.



The front garden is enclosed by a brick wall with a wrought iron gate and tiled pathway up to the front door.

A lobby area leads into the spacious open plan living room that has cast iron fire surrounds and wooden flooring with underfloor heating.

The kitchen has a stable door to the outside and beech effect units providing good storage and a 1½ bowl ceramic sink together with an inset five ring gas hob, built-in oven and grill and an integrated dishwasher. There is further appliance space and tiled flooring that extends into the conservatory/dining room, which has French doors out to the garden.

Planning consent exists to extend the kitchen and conservatory area to the side to create a large kitchen/diner and the addition of a downstairs wc.

Heading upstairs, there are two good sized bedrooms with

the largest having fitted wardrobes and bedroom furniture (not shown on the floorplan). Both bedrooms have cast iron fire surrounds.

The large bathroom has been luxuriously refitted with a free standing bath tub and a walk-in cubicle with a multi-function shower. There is underfloor heating with wooden effect floor and wall tiling, topped with an oak shelf.

Externally, the garden to the rear is south facing and has a paved terrace off the dining room and this is sheltered by a wooden pergola. A pathway leads down the garden to a circular terrace at the end. There is a lawn with flower and shrub beds and a timber shed that has electric power connected. There are also external power sockets.

The house benefits from double glazing throughout and has a positive air ventilation system.

Parking is on-street and permits are not required.

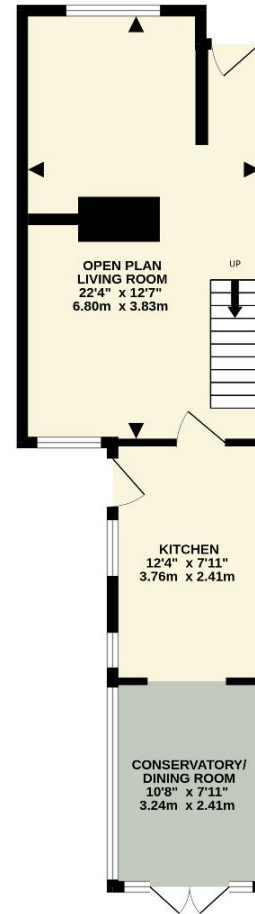


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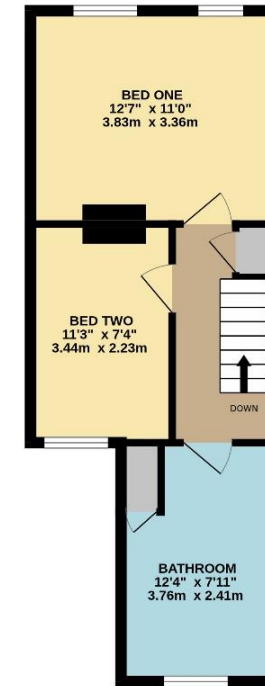
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland &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

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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