



Abbey Road Popley Basingstoke RG24 9ET

Winkworth



Abbey Road

Popley Basingstoke RG24 9ET

Accommodation

Enclosed entrance porch
Hallway
Cloakroom
Kitchen/diner
Living room
Three bedrooms
Bathroom
Storage cupboards
Gardens
Communal parking area

Description

This is a popular style of three bedroom family home located in an established residential area to the north of Basingstoke's town centre.

It is conveniently situated close to primary and secondary schools, local shops, parks and bus routes.



The front door to this house opens into an enclosed porch, which has a large walk-in store cupboard to the right.

An internal door opens into the hallway and there is a further store cupboard under the stairs. There is a downstairs cloakroom that has a low level wc, wash basin and underfloor heating.

The hallway opens into a large twin aspect kitchen/diner with French doors out to the rear garden. The modern kitchen area has long worksurfaces with plenty of storage cupboards, an inset electric hob, built-in oven and further appliance space.

The living room is a decent size and also has

underfloor heating, with bi-fold doors into the garden.

Moving upstairs there are three bedrooms – two doubles and a large single.

The bathroom is large and has a modern white suite with a shower end bath that has an electric shower over and fitted shower screen.

Off the landing is a walk-in storage cupboard that similar homes have used as an occasional study area.

Outside of the house, there are enclosed gardens to the front and rear. The rear garden has a timber deck adjoining the back of the house with a lawn and paved patio beyond.

There is a communal parking area to the rear.



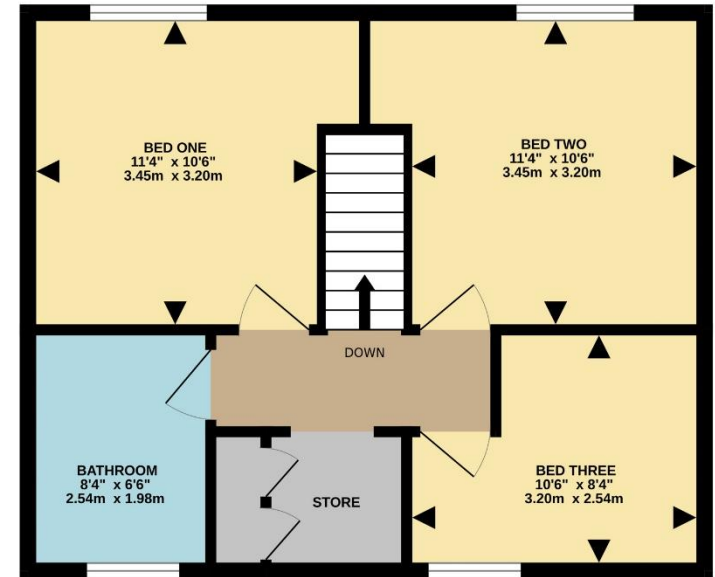
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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