



Soper Grove Basingstoke RG21 5PU



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Accommodation

Entrance hall
Living room
Dining room
Kitchen/breakfast room
Five bedrooms
Family bathroom
First floor wc
En-suite shower room
Garden
Parking permit scheme

Description

Perfect for the commuter.

This five-bedroom family home is just a short stroll downhill to Basingstoke's mainline station (with around 45 minutes' journey time into London Waterloo).

The house has a huge amount of space and plenty of character too.



The accommodation is set over three floors and dates back to 'Edwardian' times.

The ground floor has three reception rooms, the largest being the living room and this has lovely high ceilings, picture rails and an impressive cast iron open fireplace.

The kitchen/breakfast room is to the rear and offers plenty of space with access out to the back garden.

The first floor has three bedrooms, a large bathroom and a separate wc.

Further stairs lead up to the top floor, which has two further bedrooms, one of which has an en-suite shower room.

Externally, there is a very pleasant garden to the rear with a combination of paving and lawn.

Parking is 'on-street' with a residents parking permit scheme in place through the local authority.

The location of this property is great, with the railway station and the Festival Place shopping and leisure centre at the bottom of the hill.



Soper Grove

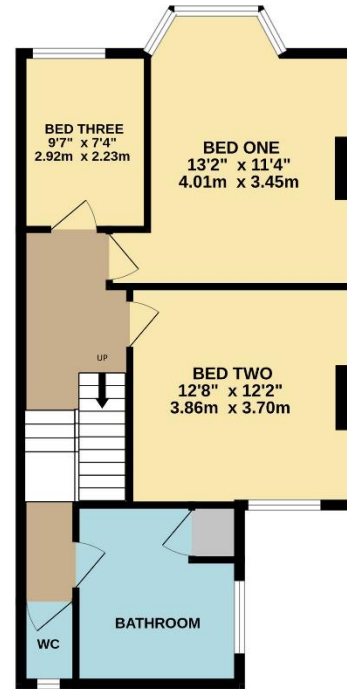
Basingstoke RG21 5PU

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

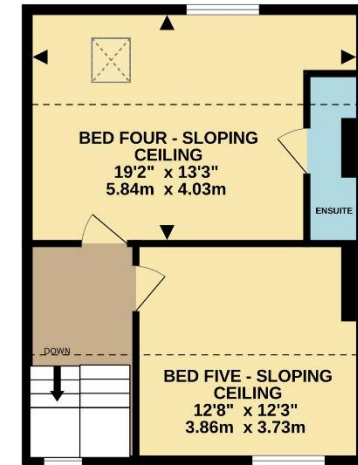
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.6 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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