



Salisbury Gardens Basingstoke RG22 6NT

Winkworth





## Salisbury Gardens

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### Accommodation

Hallway  
Downstairs toilet  
Living room  
Dining room  
Kitchen  
Breakfast room  
Conservatory  
Utility room  
Three bedrooms  
Shower room  
Double garage  
Large corner plot

### Description

This three bedroom semi-detached house has a very large corner plot and a double width garage and is available for sale with no onward chain. It has been extended to the side on the ground floor with potential for further extension subject to consents.

The property is situated on the western side of town with schools, shops and a wide range of amenities within walking distance.





The front door opens into a wide hallway. Off to the left is the living room, which has a bay window and a feature fireplace with an attractive surround. There is open access through to a good size dining room at the rear. This has french doors into the double glazed conservatory that has a pleasant outlook over the rear garden.

The kitchen has been fitted with white high gloss finish units that offer plenty of storage with carousel corner and pull out larder cupboards. The dark worksurfaces contrast well with the cupboards and metro tiled splashbacks and have an inset ceramic sink and gas hob. Integrated appliances include a dishwasher, fridge, oven and grill. There is a breakfast room off the kitchen and this leads through into a large utility room and the downstairs loo.

Heading upstairs, there are two double size bedrooms – both have built-in wardrobes with the larger also having fitted storage around the bed area (not shown on the floorplans). The third bedroom is a large single.

The bathroom has been replaced with a stylish shower room and this has a walk-in shower cubicle.

Externally, there is a wonderful garden to the rear that extends to around 150 feet (about 45 metres). It is mainly laid to lawn with two paved terraces and mature borders which offer a great deal of privacy.

The house has a shared driveway that leads to a double width garage, which has an electric roller door and power and light.

Agents Note – the original part of the house appears to be of 'no-fines' concrete construction, so prospective purchasers should inform their mortgage advisor before selecting a suitable mortgage lender.



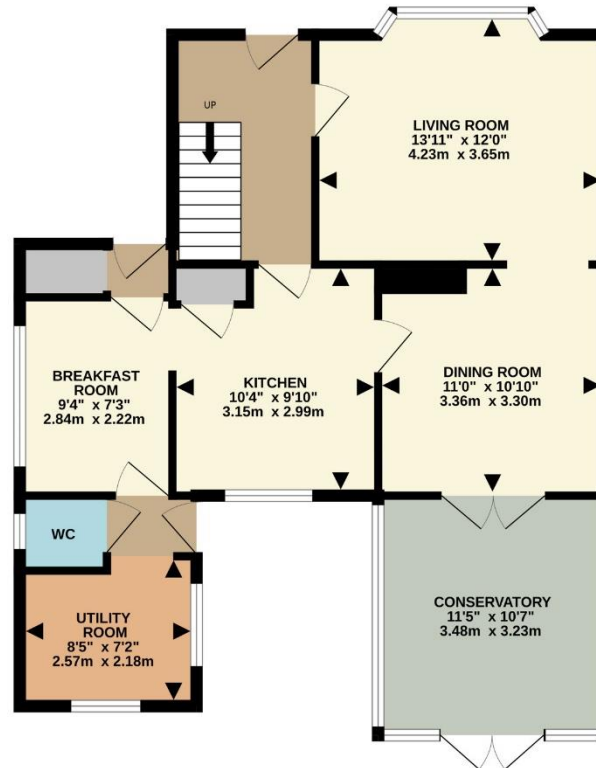
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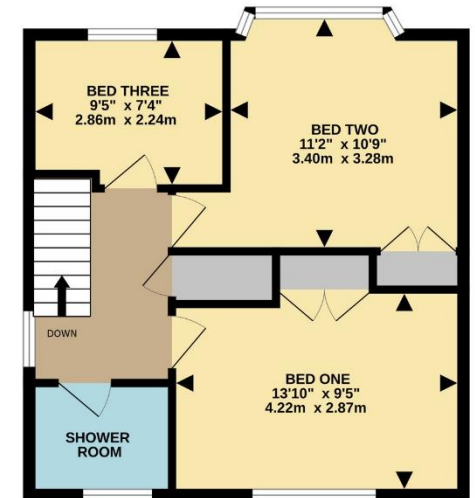
**GARAGE**  
287 sq.ft. (26.6 sq.m.) approx.



**GROUND FLOOR**  
754 sq.ft. (70.1 sq.m.) approx.



**1ST FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Basingstoke Office

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