



£ 399950

3 Bed House - Mid Terrace, New Road, Basingstoke

Barons Estate Agents are delighted to offer to the market this rarely available, extended 3 bedroom character home situated within the heart of Basingstoke town centre. On the ground floor the property boasts a porch, 2 reception rooms as well as a kitchen/breakfast room with Velux windows, central island and integrated appliances. On the first floor the property offers 3 well proportioned bedrooms and family bathroom. The master bedroom also offers an en suite as well as a walk in wardrobe. The property includes front and rear gardens and 2 allocated parking spaces to the rear (with permit parking also available nearby). Further benefits include a convenient town centre location, gas central heating with a combi boiler, and double glazing. An early viewing is highly recommended by the owners sole agent.

Location

Situated within the Basingstoke town centre, the property has all the benefits of Festival Place shopping centre, local parks, and mainline railway station giving access to London Waterloo in 45 minutes. Other features include good access to both Infant, junior, and secondary schools, and both colleges are situated within half a mile. With good road links, the property is ideal for all modern family needs.

Tenure

Freehold

Council Tax

Tax Band C

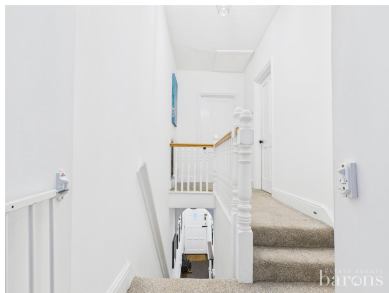
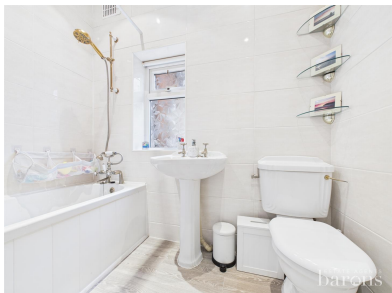
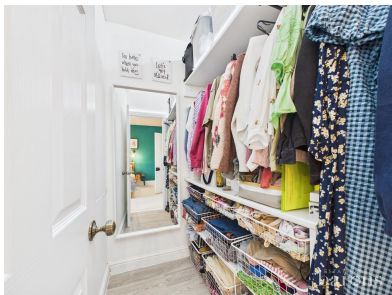
Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

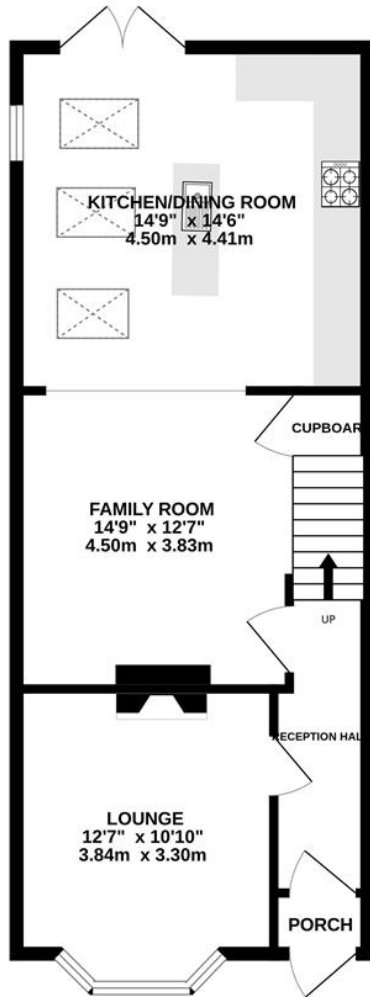
buyer or seller uses the services of that company.

■ KEY POINTS & FEATURES

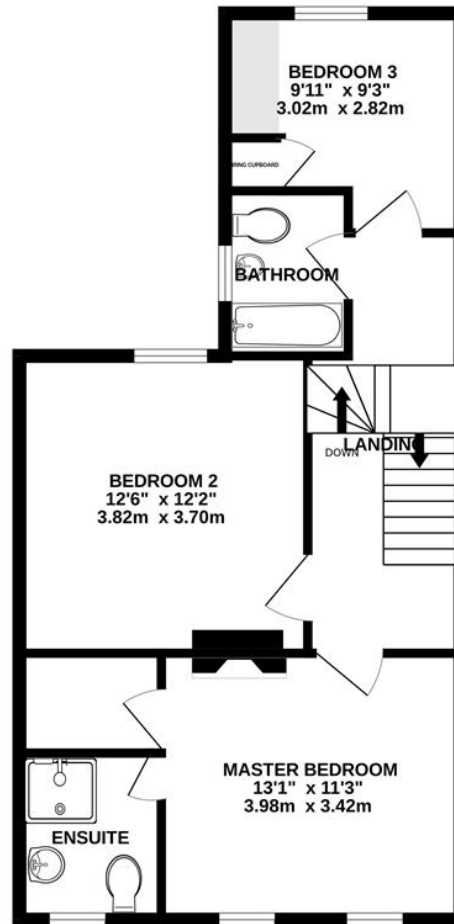
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|-----------------------|---|------------------------------|
| ■ Rarely Available | ■ Extended | ■ Character Property |
| ■ 2 Reception Rooms | ■ Kitchen/Breakfast Room | ■ Family Bathroom & En Suite |
| ■ Front & Rear Garden | ■ 2 Allocated Parking Spaces & Permit Parking | ■ Sought After Location |



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	