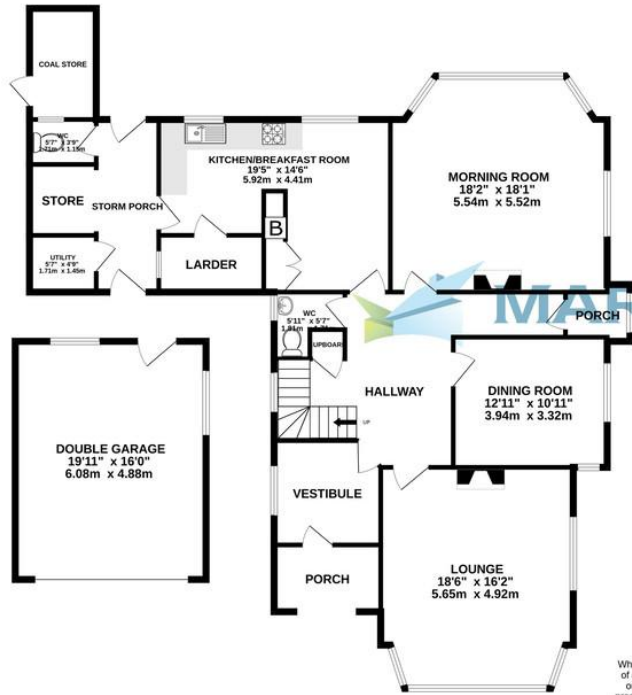


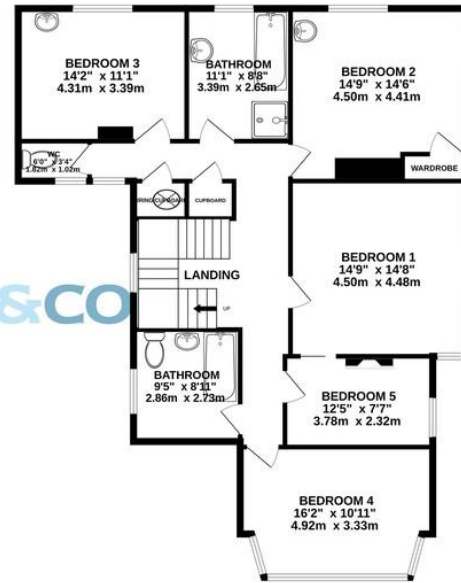
FOR SALE



GROUND FLOOR
1925 sq.ft. (178.8 sq.m.) approx.



1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 3216 sq.ft. (298.8 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Crossborough Hill, Basingstoke, RG21 4AG

5 Bedrooms, 2 Bathrooms, Detached House

Asking Price Of £950,000





Town Centre

Asking Price Of £950,000

- Town Centre Location
- Five Bedrooms
- Four Reception Rooms
- Double Garage
- Outbuildings
- Third of an Acre Plot
- In Need of Modernisation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

A rare opportunity to purchase a large detached five-bedroom property, located in the centre of Basingstoke near the War Memorial Park. Although in need of modernisation, the property boasts a range of period features and over 3,000 sq. ft. of accommodation on a third of an acre plot. Viewing is highly recommended to appreciate the potential of this delightful property.

There is potential to further develop this property subject to the usual consents.

PORCH Open porch with red tiled floor.

VESTIBULE Side aspect leaded stained-glass window with secondary glazing, radiator and door to the main hallway.

HALLWAY Radiator, leaded stained-glass window with secondary glazing, under stairs storage cupboard and side corridor leading to a side entrance porch.

LOUNGE 18' 6" x 16' 2" (5.65m x 4.92m) Front aspect bay window, side aspect window, open fireplace, radiators, stained wood flooring and single glazed windows with secondary glazing.

DINING ROOM 12' 11" x 10' 11" (3.94m x 3.32m) Side and front aspect single glazed windows, fireplace with fitted gas fire, stained wood flooring and radiator.

MORNING ROOM 18' 2" x 18' 1" (5.54m x 5.52m) Rear aspect bay single glazed window, side aspect window, stained wood flooring, radiator and fireplace with fitted gas fire.

KITCHEN/BREAKFAST ROOM 19' 5" x 14' 6" (5.92m x 4.41m) Rear aspect windows, a range of eye and base level storage units with rolled edge work surfaces, integrated double oven, five ring gas hob, integrated microwave, storage cupboard, tiled fireplace currently fitted with gas boiler for the heating and tiled floor

LARDER Large walk-in larder with slate shelving, side aspect window and space for a fridge/freezer.



STORM PORCH This currently connects the main house with the outbuildings and is fitted with a glazed roof, proving a corridor between the front garden and the rear garden. The outbuildings consist of two storage rooms with light and power, and outside toilet and an enclosed building housing the old decommissioned oil tank.

CLOAKROOM Side aspect window, low-level WC, wash hand basin, towel radiator and laminate floor.

LANDING Radiator, carpet, loft access, airing cupboard and a storage cupboard.

BEDROOM ONE 14' 9" x 14' 8" (4.5m x 4.48m) Side and front aspect window, Victorian style fireplace, radiator, and stained wood flooring. There is also a discussed door to Bedroom Five.

BEDROOM TWO 14' 9" x 14' 6" (4.5m x 4.41m) Rear and side aspect windows, single wardrobe, fitted vanity basin with tiled surround, radiators and carpet.

BEDROOM THREE 14' 2" x 11' 1" (4.31m x 3.39m) Rear aspect single glazed window, fitted vanity basin with tiled surround, radiator and carpet.

BEDROOM FOUR 16' 2" x 10' 11" (4.92m x 3.33m) Front aspect bay window, carpet and radiator.

BEDROOM FIVE 12' 5" x 7' 7" (3.78m x 2.32m) Side aspect window, carpet, radiator and Victorian style fireplace.

FAMILY BATHROOM 9' 5" x 8' 11" (2.86m x 2.73m) Side aspect leaded stained-glass window, bath with shower over, low-level WC, wash hand basin, radiator and towel radiator, stained wood flooring and large storage cupboard with sliding doors.



BATHROOM 11' 1" x 8' 8" (3.39m x 2.65m) Rear aspect single glazed window, bath, separate shower cubicle, wash hand basin, towel radiator and vinyl floor.

TOILET Separate toilet with low-level WC, side aspect window and laminate flooring.

GARAGE 19' 11" x 16' 0" (6.08m x 4.88m) Double garage with six panel sliding doors, light and power. The front doors have currently been boarded on the inside, but this would be simple to reinstate. There is also an enclosed loft space, rear aspect window and door to the garden.

OUTSIDE To the front of the property, there is driveway parking for 2-3 cars, access to the storm porch, an enclosed garden mostly laid to lawn with crazy paved path and side access gate.

To the rear of the property, there is a large (approaching a third of an acre) enclosed garden with mature trees, borders and hedging, a patio area adjacent to the property and side access to the front of the property. There is an additional patio area centrally, with a path leading to the bottom of the garden where there is a hidden area which currently has garden sheds.

MATERIAL INFORMATION

Tenure: Freehold
 EPC Rating: E
 Council Tax Band: G
 Local Authority: Basingstoke and Deane
 Heating: Gas
 Electric: Mains
 Water and Drainage: Mains

