



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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.



FOR SALE

Eastrop Lane, Basingstoke

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £585,000





Eastrop Lane, Basingstoke

Asking Price Of £585,000

- Three Bedrooms
- Shower Room
- Lounge and Dining Room
- Large Kitchen
- Attached Double Length Garage
- 100ft Garden
- Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A rare opportunity to own an extended three bedroom family home, located in one of Basingstoke's most popular roads. Eastrop Lane is only a short walk from Basingstoke town centre and train station, and the property backs on to Eastrop Way allotments.

Comprising three bedrooms, shower room, separate lounge and dining room, large kitchen, attached double length garage, driveway parking and an enclosed garden approaching 100ft in length.

There is potential to further extend the property, subject to the usual consents.

HALL Front aspect window, carpet, radiator, under stairs storage cupboard and coat cupboard.

LOUNGE Front aspect bay window, feature fireplace with electric fire, carpet, radiator and glazed doors to the dining room.

DINING ROOM Rear aspect window, door to the garden, radiator, carpet and door to the kitchen.

KITCHEN/BREAKFAST ROOM Rear aspect window, door to the garden, a range of eye and base level storage units with rolled edge work surfaces, integrated double oven, four ring gas hob, integrated fridge, vinyl floor and breakfast bar.



LANDING Galleried landing with side aspect window and carpet.

BEDROOM ONE Front aspect bay window, fitted wardrobes, carpet and radiator.

BEDROOM TWO Rear aspect window, fitted wardrobes, carpet and radiator.

BEDROOM THREE Front aspect window, carpet and radiator.

SHOWER ROOM Rear and side aspect windows, large walk-in shower, low-level WC, wash hand basin, radiator and vinyl floor.

GARAGE Double length garage, up and over door, light, power, rear aspect window and door to the garden.

OUTSIDE To the front of the property, there is a small garden, with driveway parking for 2 to 3 cars.

To the rear of the property, there is a large enclosed garden approaching 100ft, with patio area adjacent to the property, side path to the shed and the rear of the garden, and rear access gate to the Eastrop Way allotments.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E
Basingstoke and Deane
EPC Rating: C
Garage and Driveway Parking
NO ONWARD CHAIN

