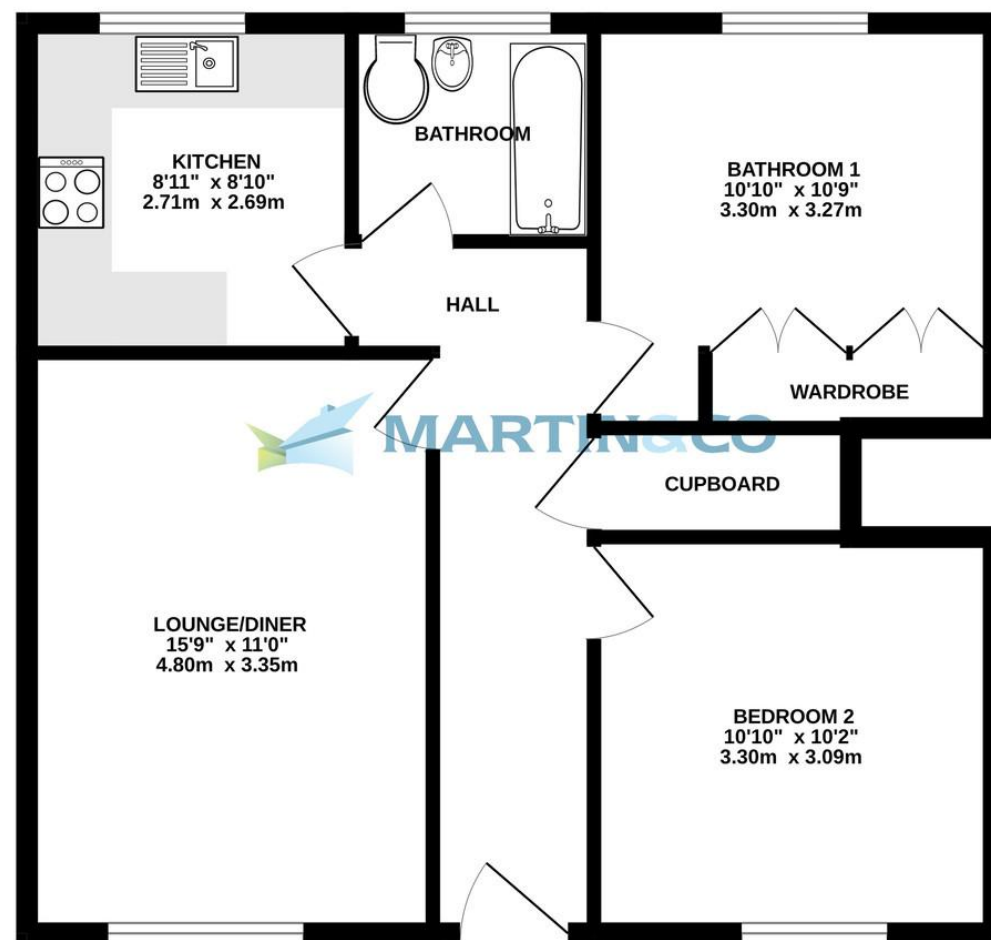


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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.
Made with Metropix 62025

FOR SALE



Martin & Co Basingstoke
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01256-859960

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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.



Sheppard Road, Basingstoke, RG21 3JZ

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Asking Price Of £220,000

MARTIN&CO



Sheppard Road

Asking Price Of £220,000

- Ground Floor With Private Entrance
- Bright And Spacious Lounge/Diner
- 936 Years Left on Lease
- £10 a Year Ground Rent
- Gardens
- Re-Fitted Bathroom
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A Well-Presented Two Bedroom Ground Floor Maisonette with Long Lease, Garage, and Private Gardens
Located on the ever-popular Harrow Way Estate, this spacious and well-maintained ground floor maisonette is ideal for first-time buyers, downsizers, or investors.

The accommodation comprises two generously sized double bedrooms, a re-fitted modern bathroom, a bright and airy lounge/dining room, and a fitted kitchen with integrated appliances. Outside, the property enjoys private front and rear gardens, a garage in a nearby block, and convenient on-street parking.

Additional benefits include a long lease and a quiet residential setting with good access to local shops, schools, and transport links.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL A welcoming entrance with wood flooring, radiator, and a useful built-in storage cupboard

LOUNGE/DINER 15' 9" x 11' 0" (4.8m x 3.35m) A spacious and bright reception room featuring a large front aspect double glazed window, fitted carpet, and radiator - offering a comfortable space for relaxing or entertaining.

KITCHEN 8' 11" x 8' 10" (2.72m x 2.69m) Rear aspect double glazed window overlooking the garden. Fitted with a range of eye and base level storage units with rolled edge work surfaces. Includes an integrated oven, four-ring electric hob with extractor hood over, stainless steel sink with drainer, plumbing and space for both a washing machine and tumble dryer. The wall-mounted gas boiler is also housed here. Finished with part-tiled walls and a tiled floor.



BEDROOM 1 10' 10" x 10' 9" (3.3m x 3.28m) A generous double bedroom with a rear aspect double glazed window, fitted carpet, and radiator. The room also features open-fronted hanging space for wardrobes and shelving, offering practical and accessible storage.

BEDROOM 2 10' 10" x 10' 2" (3.3m x 3.1m) A comfortable double bedroom featuring a front aspect double glazed window, fitted carpet, and radiator.

RE-FITTED BATHROOM This smartly presented bathroom has been tastefully modernised and makes excellent use of space. It includes a white suite with a panel-enclosed bath and shower over, integrated wash basin with vanity storage, and a low-level WC. Finished with large-format grey wall tiles, a frosted double-glazed window, and a glass shower screen, the room has a clean and contemporary feel. Though compact, it's been thoughtfully designed with practical storage and sleek fittings.

OUTSIDE The front of the property features a lawned garden with a range of established shrubs and a pathway leading to the entrance. A side section of garden provides additional greenery and a pleasant buffer between the home and the pavement. To the rear, the low-maintenance garden is laid with gravel and includes a brick-built storage shed, ideal for bins or outdoor equipment, along with space for seating or play.



LOCATION Located just to the east of Basingstoke town centre, Sheppard Road offers a convenient setting within easy reach of a wide range of amenities. Festival Place shopping centre, the mainline railway station (London Waterloo in around 45 minutes), and the town's bars, restaurants, and leisure facilities are all nearby. The area benefits from good bus links, quick access to the A339 and M3, and a mix of green spaces including Eastrop Park. A practical and well-connected location ideal for town centre living or commuting.

PARKING

Parking is available on-road (non-allocated), and the property also benefits from a garage in a block located directly opposite.

KEY FACTS FOR BUYERS

Tenure: Leasehold
Lease: 999 years from 5th December 1962
Ground Rent: £10 per annum
Service Charges: Self-maintained. A contribution towards block buildings insurance is paid annually - £323.17 (paid in March 2025 for the year).
EPC Rating: C
Council Tax Band: B
Local Authority: Basingstoke and Deane Borough Council

