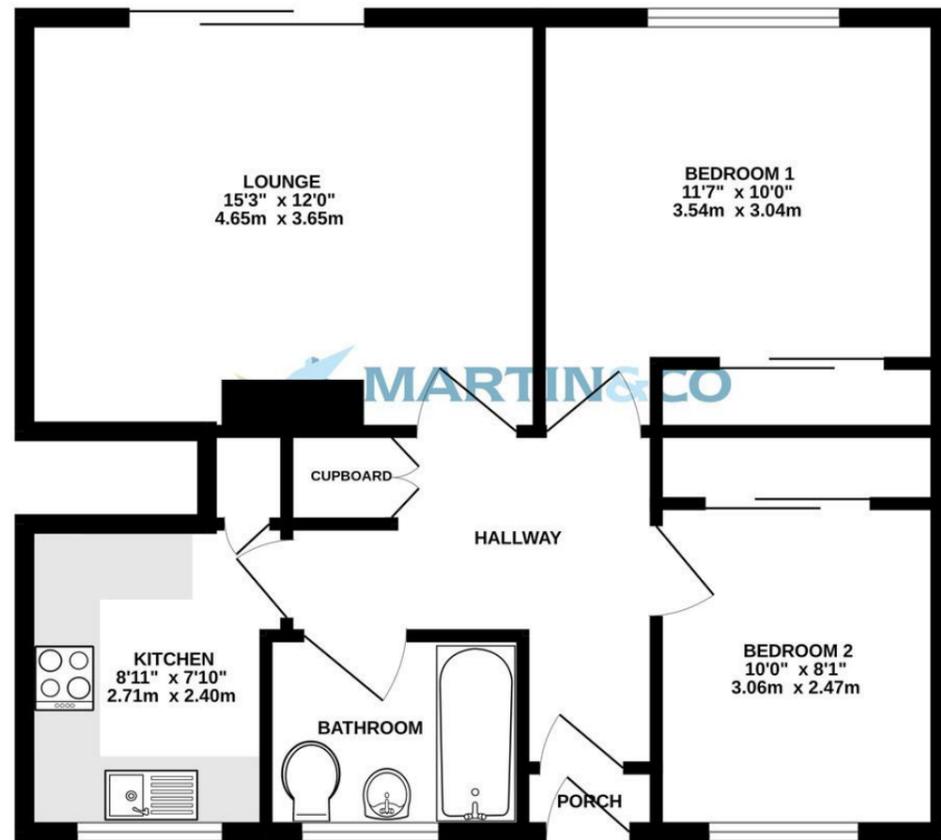


GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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FOR SALE



Martin & Co Basingstoke

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<http://www.martinco.com>



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.



Montague Place

2 Bedrooms, 1 Bathroom, Ground Floor Maisonette

Asking Price Of £210,000





Montague Place

Asking Price Of £210,000

- Ground Floor Maisonette
- Good Sized Separate Kitchen
- Two Double Bedrooms
- White Bathroom Suite
- Gas Central Heating
- Enclosed Garden
- Residents Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Spacious ground floor maisonette in a quiet tucked away location, yet within walking distance of the town centre. Offering two double bedrooms, a generous living room, gas central heating, double glazing, private garden and two useful external storage sheds.

Covered entrance porch with front door opening into

ENTRANCE PORCH Door to

ENTRANCE HALL A welcoming entrance hall with wood flooring, covered radiator and useful built-in storage cupboard, setting the tone for the rest of the property and providing access to the principal rooms.

LOUNGE 15' 3" x 12' 0" (4.65m x 3.66m) A bright and well-proportioned sitting room with wood effect flooring and radiator, enjoying direct access to the private rear garden through sliding double-glazed doors.

KITCHEN 8' 11" x 7' 11" (2.72m x 2.41m) A bright fitted kitchen comprising a range of matching wall and base units offering ample storage and preparation space, an inset stainless steel sink and drainer, tiled splashbacks, a built-in storage cupboard, radiator, and a front aspect window. There is also space for a cooker and further appliances, wall mounted gas boiler

BEDROOM 1 11' 7" x 10' 0" (3.53m x 3.05m) A well-proportioned double bedroom with a large double-glazed window overlooking the rear aspect. The room is presented in neutral décor with wood-effect flooring



throughout, creating a clean and low-maintenance finish. There is a radiator providing heating. The room benefits from built-in wardrobes

BEDROOM 2 10' 8" x 1' 0" (3.25m x 0.3m) A good-sized second bedroom with a front aspect window providing good natural light. The room is finished in neutral décor with wood-effect flooring. A key feature is the fitted mirrored wardrobes, which provide excellent storage while enhancing the sense of space and light within the room. Internally, the wardrobes include a range of shelving and hanging space, making them highly functional. The room also benefits from a radiator.

BATHROOM A fitted bathroom comprising a panel-enclosed bath with shower over, pedestal wash hand basin, and low-level W.C. The room is finished with fully tiled walls around the bath area and wood-effect flooring. A frosted window provides natural light while maintaining privacy, along with ventilation.

OUTSIDE The property benefits from a private rear garden, featuring a paved patio area directly accessed from the property, ideal for outdoor seating and entertaining. The remainder is laid to lawn with established planting borders, offering scope to landscape or personalise further.



There is also the added benefit of two external storage sheds, providing useful space for tools, bikes or general storage.

KEY FACTS FOR BUYERS

Tenure: Leasehold

Lease: 999 years from 20/2/1974

Ground Rent: £35.50 per annum

Service Charges: £50 per month

EPC Rating: C

Council Tax Band: C

Local Authority: Basingstoke and Deane Borough Council

Conservation Area of Fairfields

