

FOR SALE



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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Walnut Way, Basingstoke, RG21 5QF

3 Double Bedrooms, Mid Terraced House

Asking Price Of £330,000

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.





Oakridge

Asking Price Of £330,000

- Three Double Bedrooms
- Three Storey Town House
- Spacious Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Second Floor Principal Bedroom With Juliet Balcony
- Second Floor Principal Bedroom With Juliet Balcony
- Enclosed Rear Garden With Timber Shed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well presented three double bedroom town house arranged over three floors, offering spacious and versatile accommodation. Features include a kitchen/breakfast room, Juliet balcony to the principal bedroom, separate shower room, enclosed rear garden and a convenient location close to the town centre.

FRONT DOOR TO A welcoming entrance hall with wood flooring, radiator and stairs rising to the first floor. Useful under stairs storage cupboard providing practical storage space, with doors leading to the lounge, kitchen breakfast room and ground floor cloakroom.

CLOAKROOM Fitted with a white suite comprising a low level W.C. and corner wash hand basin with tiled splashback. Finished with vinyl flooring, radiator and extractor fan.

LOUNGE 13' 6" x 10' 3" (4.12m x 3.14m) A well-proportioned reception room featuring a bay window to the front aspect, wood flooring and a radiator. The room offers ample space for a range of living room furniture and benefits from television and telephone points

KITCHEN/BREAKFAST ROOM 17' 8" x 13' 4" (5.38m x 4.06m) A spacious kitchen/breakfast room fitted with a range of matching wall and base units with complementary work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There is a range style cooker beneath a stainless steel extractor hood, together with space for a fridge



freezer, washing machine and dishwasher. A rear aspect window overlooks the garden, while a door provides direct access outside. The room also offers ample space for a family dining table, making it an ideal everyday living and entertaining area.

FIRST FLOOR LANDING Landing with stairs rising to the second floor. Doors to Bedrooms Two and Three and the family bathroom

BEDROOM 2 14' 4" x 10' 6" (4.37m x 3.2m) A spacious double bedroom overlooking the rear of the property

BEDROOM 3 10' 9" x 10' 6" (3.28m x 3.2m) A well proportioned double bedroom overlooking the front of the property, featuring fitted carpet and a radiator.

BATHROOM Fitted with a white suite comprising a panel enclosed bath with mixer tap, shower over and glazed shower screen, pedestal wash hand basin with mixer tap and low level W.C. Complemented by part tiled walls, an obscure glazed rear aspect window, fitted shelving and vinyl flooring. There is also a useful built-in storage cupboard.

2ND FLOOR LANDING Landing with access to the principal bedroom, useful built in storage cupboard.



BEDROOM 1 14' 2" x 14' 1" (4.32m x 4.29m) A spacious principal bedroom occupying the second floor, featuring a Juliet balcony with double doors to the front aspect. The room benefits from fitted carpet, a radiator.

SHOWER ROOM Fitted with a fully tiled shower enclosure with glazed sliding doors, a radiator and vinyl flooring.

OUTSIDE

FRONT Enclosed by brick walls and metal railings with a gated pathway leading to the front entrance

REAR An enclosed rear garden comprising a paved patio adjoining the property with the remainder laid to lawn. The garden is enclosed by timber fencing and includes a timber garden shed, providing useful outdoor storage.

PARKING Non allocated parking

SERVICE FEE We have been told there is an annual fee of £250 for the communal areas. This will be confirmed via your solicitor.

