



# Coronation Road Basingstoke

RG21 4EY

## Description

This character home has much to recommend it, full of charm and conveniently situated within walking distance of the town centre and Basingstoke's mainline railway station.

It has separate reception rooms on the ground floor with a large cottage style kitchen/breakfast room at the rear that has French doors out into the south facing garden.

There are two 'double' bedrooms on the first floor and a very roomy bathroom, which has a period style suite including a 'roll top' bath and a large shower cubicle.

Parking is 'on-street' with a resident's permit system in operation.



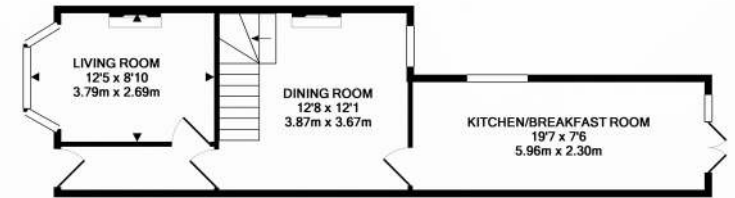
# Accommodation

- Hallway
- Living room
- Dining room
- Kitchen/breakfast room
- Two bedrooms
- Bathroom
- Gardens
- Unfurnished

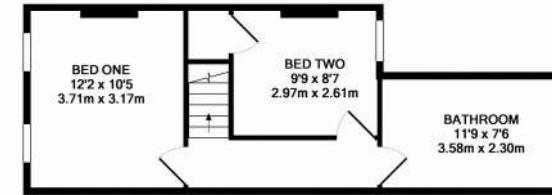
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Basingstoke Office

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