



Baird Avenue

Basingstoke RG22 6EB

Description

This three bedroom house has been extended on the ground floor and offers lots of space together with good driveway parking. It is set in an established residential area with schools, shops and local amenities close by.

The ground floor has a living room that leads through into a study area. At the rear is the dining room that has open access into the kitchen, which has an electric cooker, two fridges and a ceramic sink. The utility room has a washing machine and freezer.

Upstairs there are two double bedrooms (with the master having a large fitted wardrobe) and a single. The bathroom has an electric shower fitted over the bath.

Externally there is a garden to the rear and a paved driveway at the front.



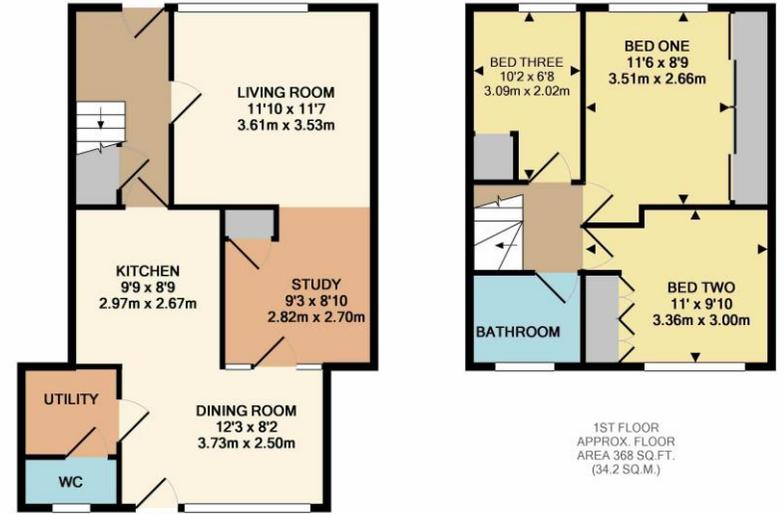
Winkworth

Accommodation

- Living room
- Study area
- Dining room
- Kitchen
- Utility room
- Downstairs WC
- Three bedrooms
- Bathroom
- Rear garden
- Driveway parking

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 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.
Made with Metropix ©2019



Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk
winkworth.co.uk/Basingstoke



See things differently.