



Roman Road





Roman Road

Basingstoke RG23 8EP

Accommodation

Entrance porch
Living room
Dining room
Kitchen
Utility room
Downstairs toilet
Two bedrooms
First floor bathroom
Large rear garden
On-street parking

Description

This two bedroom cottage style home has plenty to recommend it, retaining character features such as sash windows and cast iron fire surrounds.

It also benefits from a large, west facing rear garden of around 150 feet (46 metres), a first floor bathroom and is available for sale with no onward chain!

The house has an enclosed entrance porch with a door opening into the living room at the front of the house. This has a very attractive working cast iron fireplace with a decorative tiled hearth and inserts.

The large dining room is to the rear and this also has a working cast iron fireplace with a handy broom cupboard tucked in one corner.

The kitchen has been fitted with cream coloured high gloss finish cupboards complemented by wood effect work surfaces. The dual fuel cooker has a hood over and the glass shelving has downlighters. The utility room has been fitted in a similar style and includes the free

standing fridge/freezer and washing machine.

Completing the ground floor is the downstairs loo.

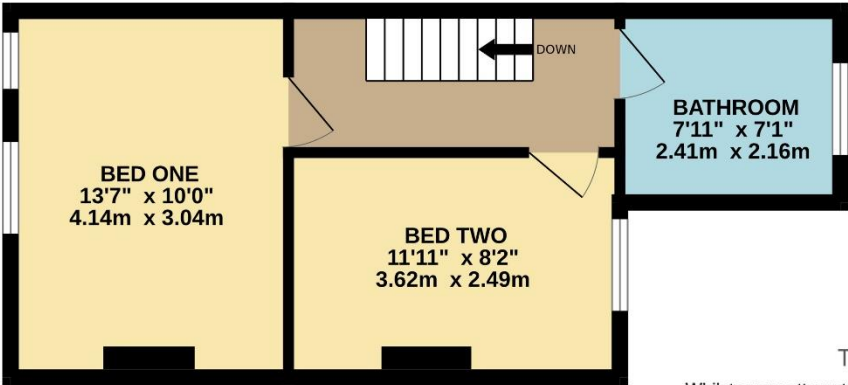
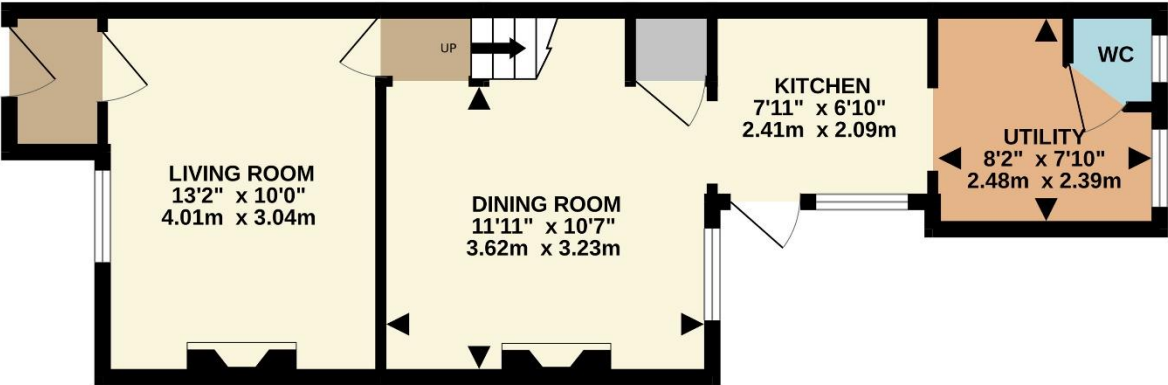
Heading upstairs, there are two good size bedrooms and a large bathroom. This has a contemporary style suite with a shower end bath that has an electric shower over and a fitted screen. There are nice finishes such as smart wall tiling and an old school style radiator with a towel rail. The loft has a fitted ladder and is boarded.

Externally, the garden to the rear offers a huge amount of space, extending to around 150 feet. It is mainly lawned and has lots of potential. There is an external power point and an outside water tap.



Roman Road

Basingstoke RG23 8EP



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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 ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Basingstoke Office

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



See things differently.