



Gainsborough Road

Basingstoke, RG21 3EQ

Description

This smart and tidy three bedroom house is offered for sale with no onward chain. It is situated to the south of Basingstoke's town centre within walking distance of Basingstoke's mainline station and the Festival Place shopping and leisure centre.

The ground floor has a central hallway with the living room off to the left and a large kitchen/diner running right across the rear of the house. The kitchen has high gloss finish cupboards with an inset 1½ bowl sink unit and electric hob with a built-in oven below. Patio doors open out into the double glazed conservatory. Completing the ground floor is the downstairs loo and three large storage cupboards.

Upstairs, there are three large bedrooms and the bathroom, which has a white suite.

Externally, the rear garden is south-east facing and has been mainly laid with gravel for ease of maintenance. Parking is on-street and non-allocated.



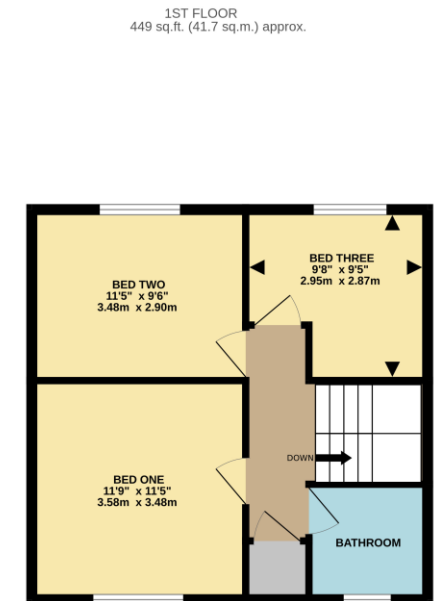
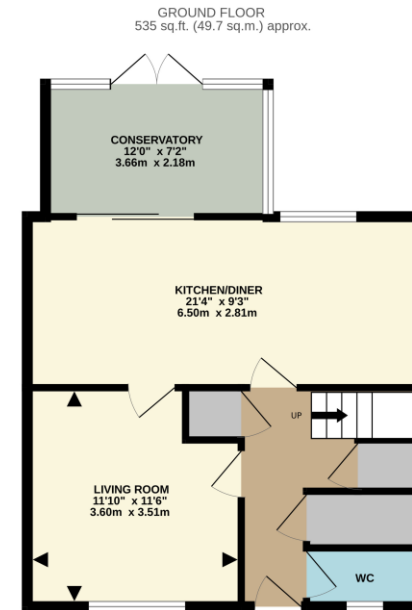
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Accommodation

Entrance hall
Cloakroom
Living room
Kitchen/diner
Conservatory
Three bedrooms
Bathroom
Gardens
On street parking

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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Basingstoke Office

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

[winkworth.co.uk/Basingstoke](https://www.winkworth.co.uk/Basingstoke)

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