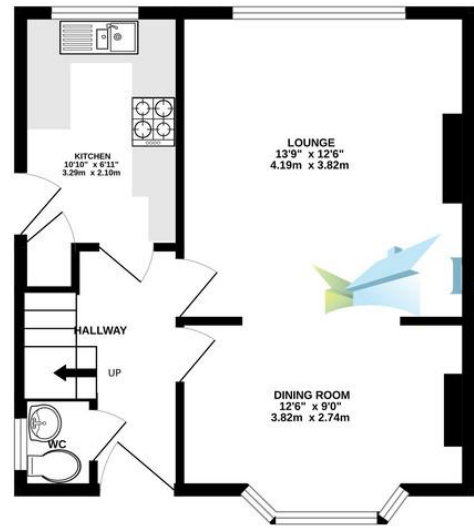
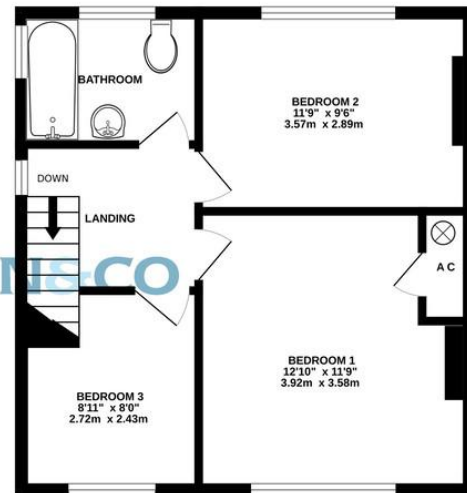


GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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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FOR SALE



**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**01256-859960**

<http://www.martinco.com>



**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 for 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.

**Westfield Road, Basingstoke, RG21 3BW**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £325,000**





## Black Dam

Asking Price Of £325,000

- No Chain
- 3 Bedroom Semi-Detached House
- 2 Reception Rooms
- Re-Fitted Kitchen
- Gas Central Heating
- Garage and Driveway

A large three-bedroom family home with a good-sized garden, driveway parking for two cars, and GARAGE. The property has two reception rooms, a downstairs cloakroom, a family bathroom, double glazing, and gas central heating

GLAZED DOOR TO

ENTRANCE HALL Stairs to first floor, thermostat control for central heating, smoke alarm and radiator.

CLOAKROOM Side aspect window, low level W.C, corner sink unit and tiled flooring.

DINING ROOM 12' 6" x 9' 0" (3.8m x 2.7m) Front aspect double glazed bow window, radiator and arch to lounge

LOUNGE 13' 9" x 12' 6" (4.19m x 3.81m) Rear aspect double glazed window and radiator.

KITCHEN 10' 10" x 6' 11" (3.3m x 2.11m) Rear aspect double-glazed window. 1 1/2 bowl stainless steel sink unit with single drainer with double cupboard under, further range of eye and base level cupboards and drawers. Built-in electric oven with gas hob, space for a freestanding washing machine and space for a fridge/freezer, part-tiled walls. There is an understairs storage cupboard housing a gas boiler and a door to the garden.

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



FIRST FLOOR LANDING Side access double glazed window, access to loft via hatch and smoke alarm.

BEDROOM 1 12' 10" x 11' 9" (3.9m x 3.6m) Front aspect double glazed window, radiator and airing cupboard.

BEDROOM 2 11' 9" x 9' 6" (3.6m x 2.9m) Rear aspect double glazed window and radiator.

BEDROOM 3 8' 11" x 8' 0" (2.7m x 2.4m) Front aspect double glazed window, bulk head area and radiator.

BATHROOM Dual aspect double glazed frosted window, tiled enclosed bath with shower over, pedestal wash hand basin, low level W.C, radiator and part-tiled walls

OUTSIDE Front garden with driveway parking and single garage. Enclosed rear garden with timber shed

AREA Nestled in an ideal location near the bustling Town Centre, this home is surrounded by a wealth of conveniences – from shops, restaurants, and supermarkets to community centers, healthcare facilities, nurseries, and schools. Basingstoke offers a perfect setting, allowing you to relish a vibrant local community while remaining just a stone's throw away from the picturesque Hampshire countryside.



With excellent road connections, the nearby M3 effortlessly connects you southwest to Winchester, the M27, and Southampton, or northeast to the M25 and London. The A33 to Reading and the M4 are also easily accessible. Basingstoke's train station ensures swift and efficient travel with fast train services to various destinations.

MATERIAL INFORMATION EPC E

Council Tax Band C

Local Authority: Basingstoke and Deane

Heating: Mains Gas

Electric: Mains

Water and Drainage: Mains

