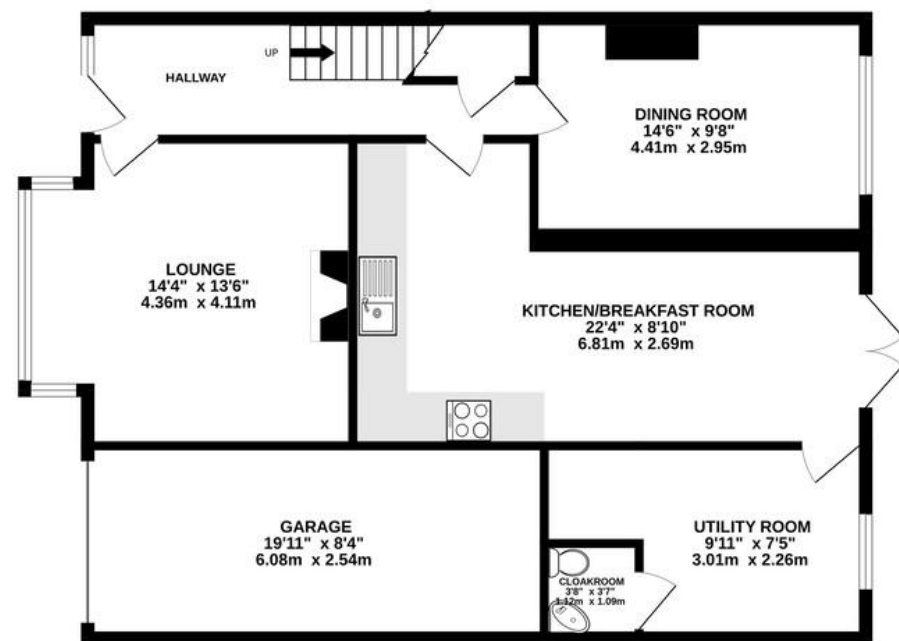
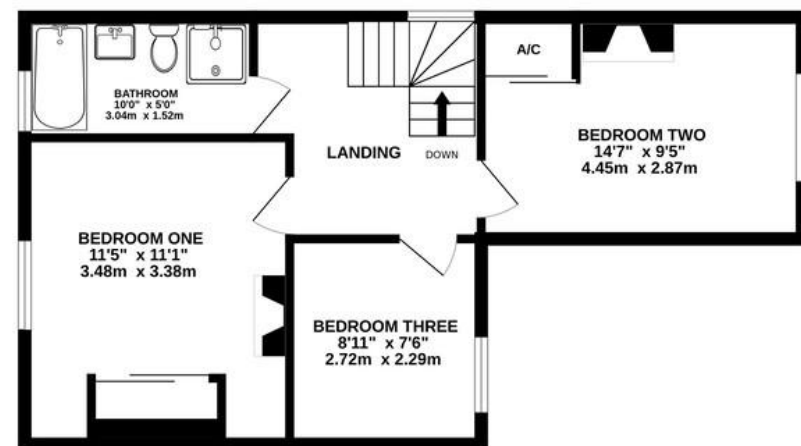


GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1340sq.ft. (124.5 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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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 form 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.



FOR SALE



Eastrop Lane, Basingstoke

3 Bedrooms, 1 Bathroom, Eastrop Lane, Basingstoke

Asking Price Of £675,000





Eastrop Lane, Basingstoke

Asking Price Of £675,000

- Stunning Condition Throughout
- Three Bedrooms
- Family Bathroom
- Kitchen/Breakfast Room
- Utility Room
- Lounge and Dining Rooms
- Attached Garage

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

A rare opportunity to own an exceptional, three bedroom family home, located in one of Basingstoke's most sought after roads. Located just a short walk from Basingstoke town centre and train station, the property has been extended and improved by the current owners and the property is in excellent condition throughout.

Comprising three bedrooms, family bathroom, stunning kitchen/breakfast room with separate utility room, two further reception rooms, cloakroom, attached garage, driveway parking and an enclosed garden.

Don't miss this exceptional family home.

HALLWAY Carpet, radiator, stairs to the landing and an under stairs storage cupboard.

LOUNGE 14' 4" x 13' 0" (4.37m x 3.97m) Front aspect bay window, Victorian style fireplace, radiator and integrated display units.

DINING ROOM 14' 6" x 9' 0" (4.43m x 2.76m) Rear aspect windows, carpet and radiator.

KITCHEN/BREAKFAST ROOM 22' 4" x 8' 10" (6.81m x 2.71m) Rear aspect doors to the garden, a range of eye and base level storage units with granite work surfaces, integrated dishwasher and fridge, Range style electric cooker with 6 ring hob, two ovens, grill and plate warmer, tiled floor and radiator.



UTILITY ROOM 9' 11" x 7' 5" (3.03m x 2.28m) Rear aspect window, tiled floor, plumbing for a washing machine, with the potential to add a shower if required.

CLOAKROOM 3' 8" x 3' 7" (1.12m x 1.11m) Low-level WC, wash hand basin and tiled floor.

LANDING Lovely galleried landing with side aspect arched window, carpet and loft access.

BEDROOM ONE 11' 5" x 11' 1" (3.49m x 3.38m) Front aspect window, radiator, built-in wardrobes with display units, carpet and feature Victorian style fireplace.

BEDROOM TWO 14' 7" x 9' 5" (4.46m x 2.89m) Rear aspect window, radiator, airing cupboard and feature Victorian style fireplace.

BEDROOM THREE 8' 11" x 7' 6" (2.73m x 2.31m) Rear aspect window, carpet and radiator.

BATHROOM 10' 0" x 5' 0" (3.07m x 1.54m) Rear aspect window, freestanding bath, wash hand basin, low-level WC, separate shower enclosure, radiator and tiled floor.



GARAGE 19' 11" x 8' 3" (6.08m x 2.54m) Longer than usual garage with electric roller door, light and power.

OUTSIDE To the front of the property there is a brick paved driveway with parking for several cars and access to the garage.

To the rear of the property, there is a delightful enclosed garden with patio area adjacent to the property and side access gate to the front of the property.

KEY FACTS FOR BUYERS

Tenure: Freehold

Council Tax Band: E
Basingstoke and Deane.
EPC Rating: C

Mains Water, Electric and Gas

