



## Three Bedroom End of Terrace House

**Gainsborough Road, Basingstoke, Hampshire, RG21 3EQ**

Price: £320,000

- Three Bedrooms
- Downstairs Cloakroom
- Private and Sunny Rear Garden
- No Onward Chain
- Two Reception Rooms
- Close to Town Centre
- Modern Bathroom
- EPC: C (70)





## Description

Sitting on the edge of the popular Black Dam area, a little to the south of the town, this family home provides a generous kitchen/dining room area across the rear of the property alongside a cosy living room to the front of the home. Upstairs are three well proportioned bedrooms and a spacious family bathroom to support them. This particular home enjoys a good deal of privacy both to the front and the rear, this is certainly something a number of people will appreciate. The property has been well cared for and well maintained over the years, and this design benefits from a huge amount of storage and a downstairs cloakroom too, making it a great home for any family, or those planning for the future. The property has UPVC double glazing throughout and there is ample communal parking in the area for all the residents. There are good local schools close by, with Rucstall Primary school being the closest and benefitting from an Outstanding Ofsted rating.

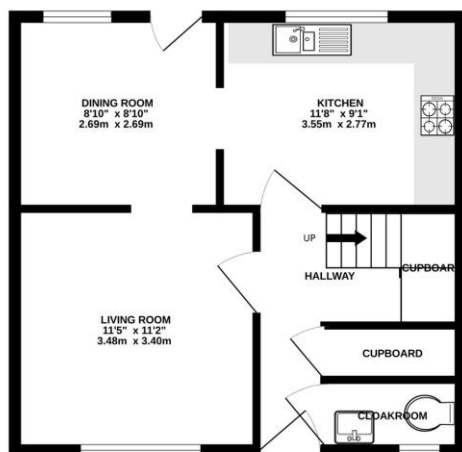
## Outside

Outside the enclosed rear garden has a gated rear access, with an ample communal space behind to park vehicles. Ofsted rating. Situated on this development less than a mile from the town, there is a local shop, school, restaurant/takeaway and the Black Dam Lakes and nature reserve. The town is a pleasant walk away via the Memorial Park and offers extensive shopping and recreational facilities, including the shops, bars and restaurants of Festival Place. The town has many amenities from sports centres, museums and cinemas to an ice rink, indoor sky diving and a concert hall. The main line railway station provides a frequent service to London (Waterloo from 45 minutes) and there is M3 motorway access at the nearby junction 6.

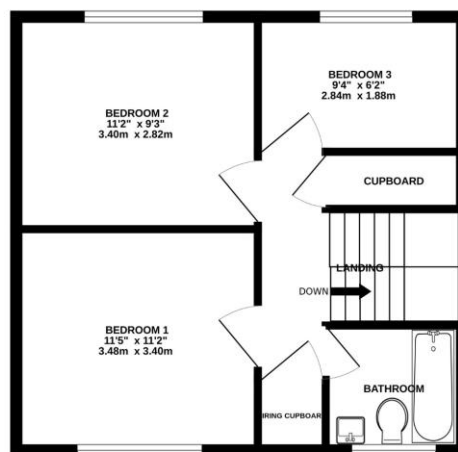
To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy

## Floorplan

GROUND FLOOR



1ST FLOOR



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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