



ESTATE AGENTS

Pinkerton Road, Basingstoke, RG22 6RU

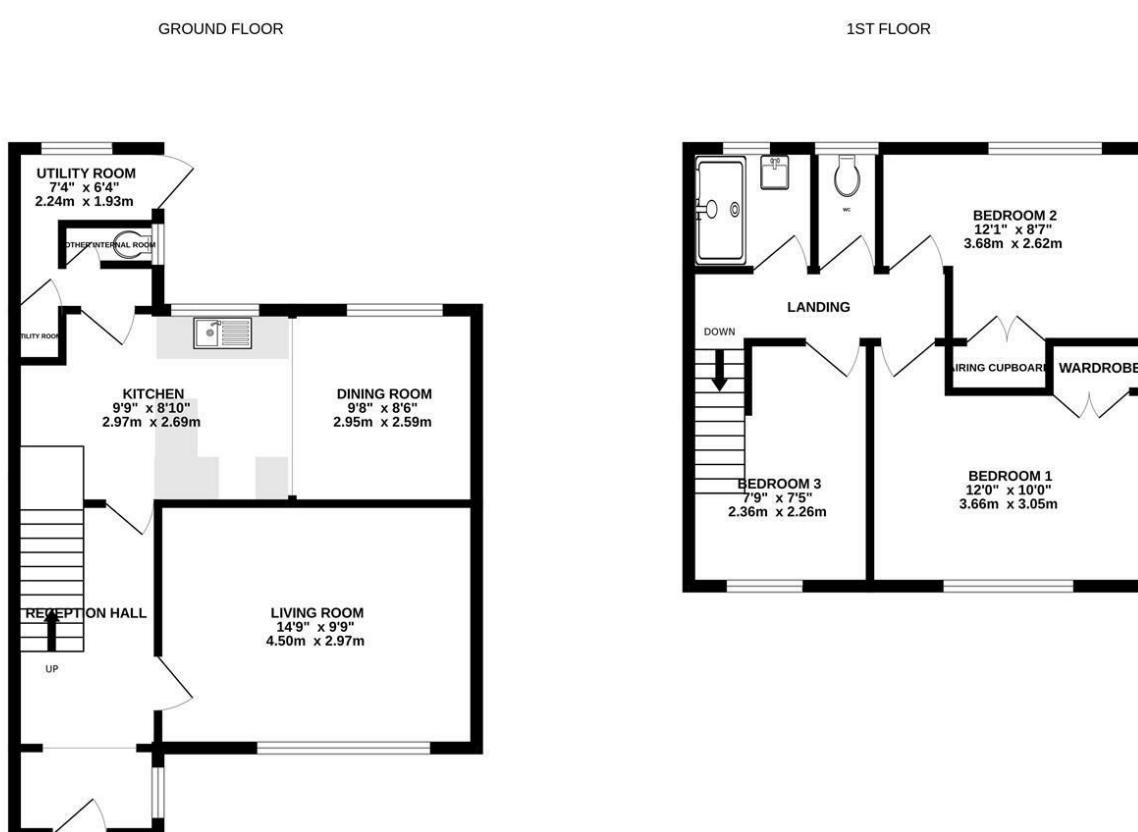
£325,000 - Freehold



Barons Estate Agents are pleased to bring to the market this family home. The accommodation to the first enjoys 3 bedrooms, shower room and separate w.c. The ground floor benefits from an entrance porch, hall, lounge, kitchen/dining room, cloakroom and utility room. The front of the property there is a good sized garden with a gravelled area ideally for parking ( subject to dropping the kerb ) then a dwarf retaining wall and path leading to the front door. The rear garden enjoys a very sunny aspect with a covered area, a patio leading to a small lawned area retained by a dwarf wall. The garage is in the rear garden with up and over door and courtesy door to the rear. With No Onward Chain this property must be viewed.

## Key Points and Features

- 3 Bedrooms
- Shower Room
- Lounge
- Utility Room
- Kitchen/Dining Room
- Garden
- Entrance Porch/Hall
- Cloakroom
- Garage



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## Location

Pinkerton Road is one of the more favoured locations in South Ham which is situated on the western side of Basingstoke, benefiting from local shops and schools. The leisure park is approximately 1 mile away and offers a 10 screen cinema, ice skating, swimming, restaurants and much more. Basingstoke itself offers modern day shopping at the acclaimed Festival Place, mainline railway station giving access to London Waterloo in 45 minutes and M3 access at junction 6 and 7. The Hampshire countryside is a short drive away with many walks and golf courses along with local pubs.

## Local Authority

Basingstoke & Deane Borough Council.

## Council Tax

Band C

## Tenure

Freehold

## Viewing Arrangements

Strictly via Barons Estate Agents.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.