



**RightChoice**  
ESTATE AGENTS

01256 588771

[rightchoiceestateagents.co.uk](http://rightchoiceestateagents.co.uk)



Fairfields Road, Basingstoke, RG21 3DR

£625,000 Freehold



Right Choice Estate Agents are delighted to introduce this elegant semi-detached family residence, ideally positioned on the highly regarded Fairfields Road. The ground floor offers beautifully proportioned and versatile living space with three reception rooms, including one with a feature open fireplace and another with a charming wood burner, complemented by a fitted kitchen and shower room. The upper floors provide three generous bedrooms, a stylish family bathroom, and access to a fourth bedroom on the second floor. Further highlights include a private rear garden, driveway parking, and residents' and visitors' permit parking where applicable.

**Location:** Fairfields is a well-established and highly regarded residential area of Basingstoke, known for its attractive period homes and convenient location. The area offers excellent access to the town centre, mainline railway station, and major road links, while also being close to well-regarded schools, local amenities, and green spaces—making it a popular choice for families and professionals alike.

**Tenure:** Freehold

**Local Authority:** Basingstoke & Deane Borough Council - Band E

**Viewing Details:** Strictly by appointment only. Please Contact Right Choice Estate Agents



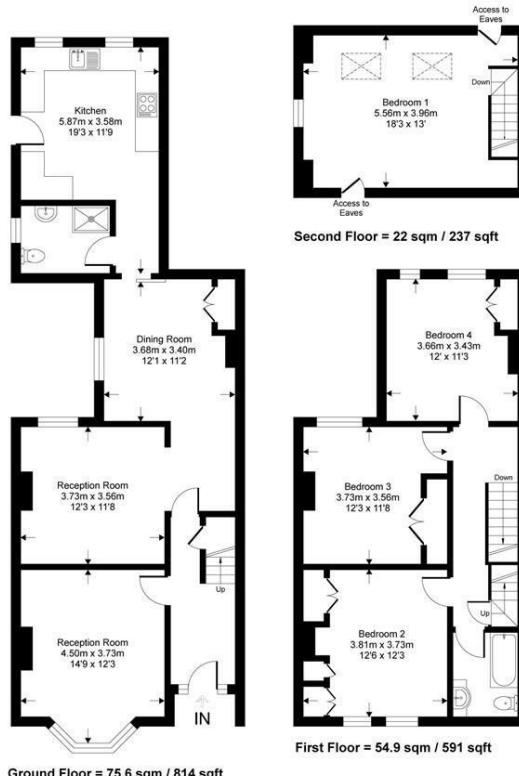




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Fairfield's Road**

Approximate Gross Internal Area = 152.5 sq m / 1642 sq ft



Ground Floor = 75.6 sqm / 814 sqft

Second Floor = 22 sqm / 237 sqft

First Floor = 54.9 sqm / 591 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.