BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



38, PATERSON CLOSE, BASINGSTOKE, RG22 4NX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

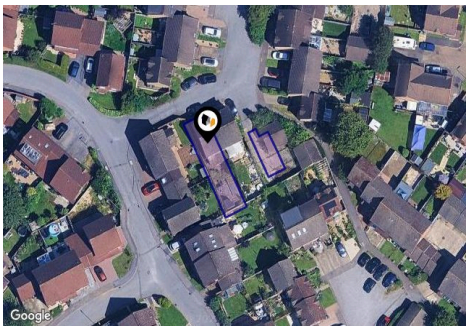
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	19/02/2021
Bedrooms:	3	**Last Sold Price:**	£300,000
Floor Area:	861 ft^2 / 80 m^2	**Last Sold £/ft^2:**	£348
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1976-1982	**Latest FENSA Work:**	29/02/2016 - 1 door 23/02/2015 - 8 windows, 1 door
Council Tax :	Band D		
Annual Estimate:	£2,255		
Title Number:	HP255353		
UPRN:	100060238075		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	80	-
mb/s	mb/s	mb/s

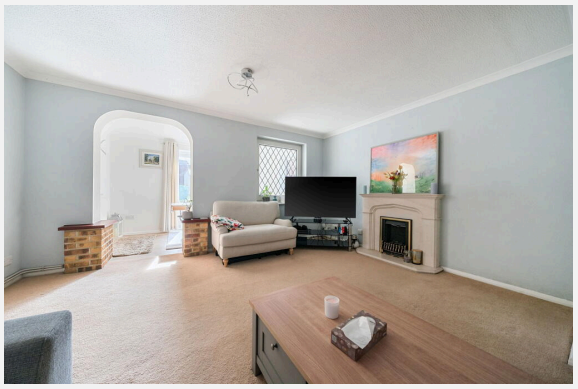
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos



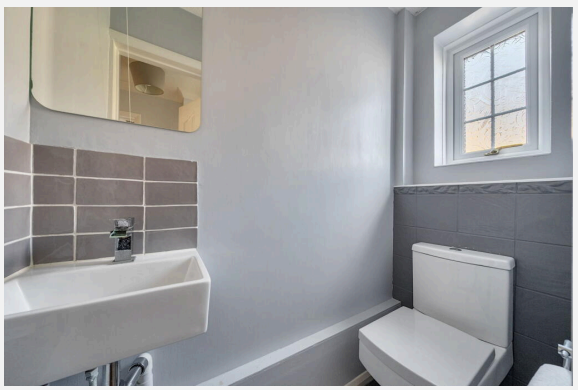










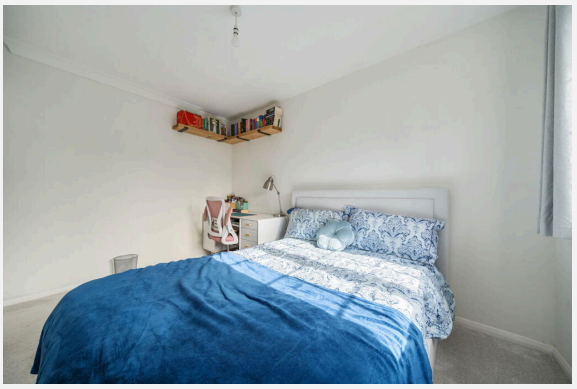




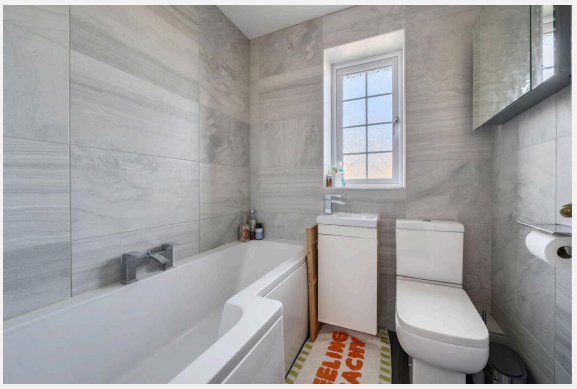
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Gallery
Photos



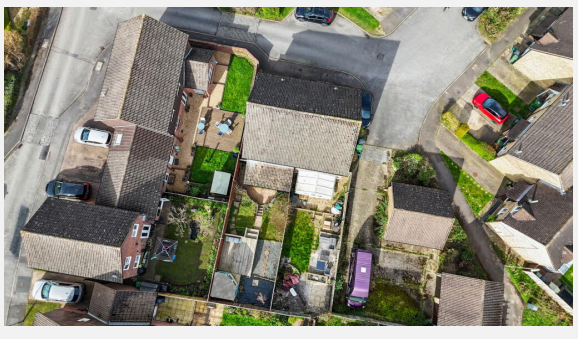








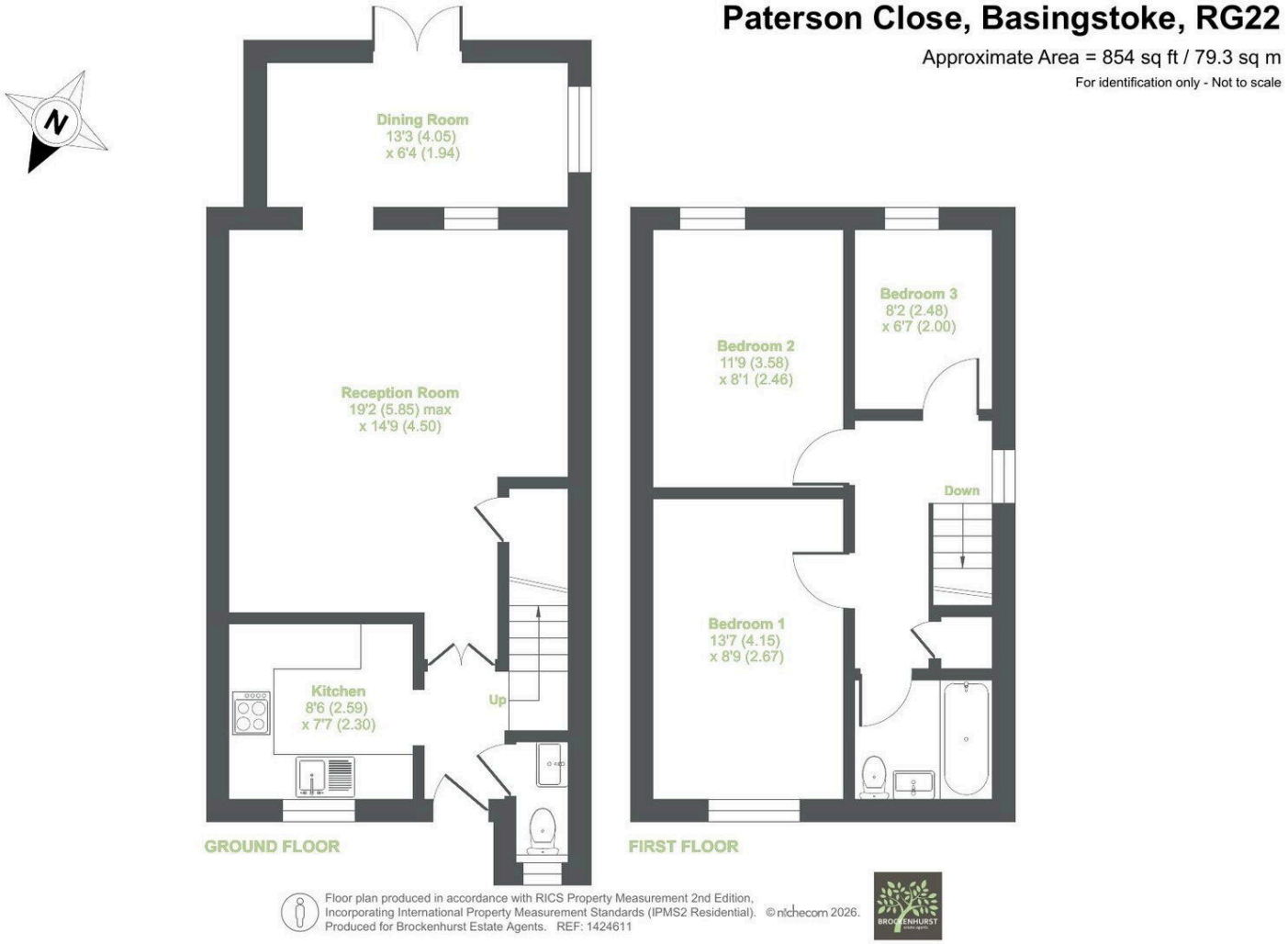




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Gallery
Floorplan

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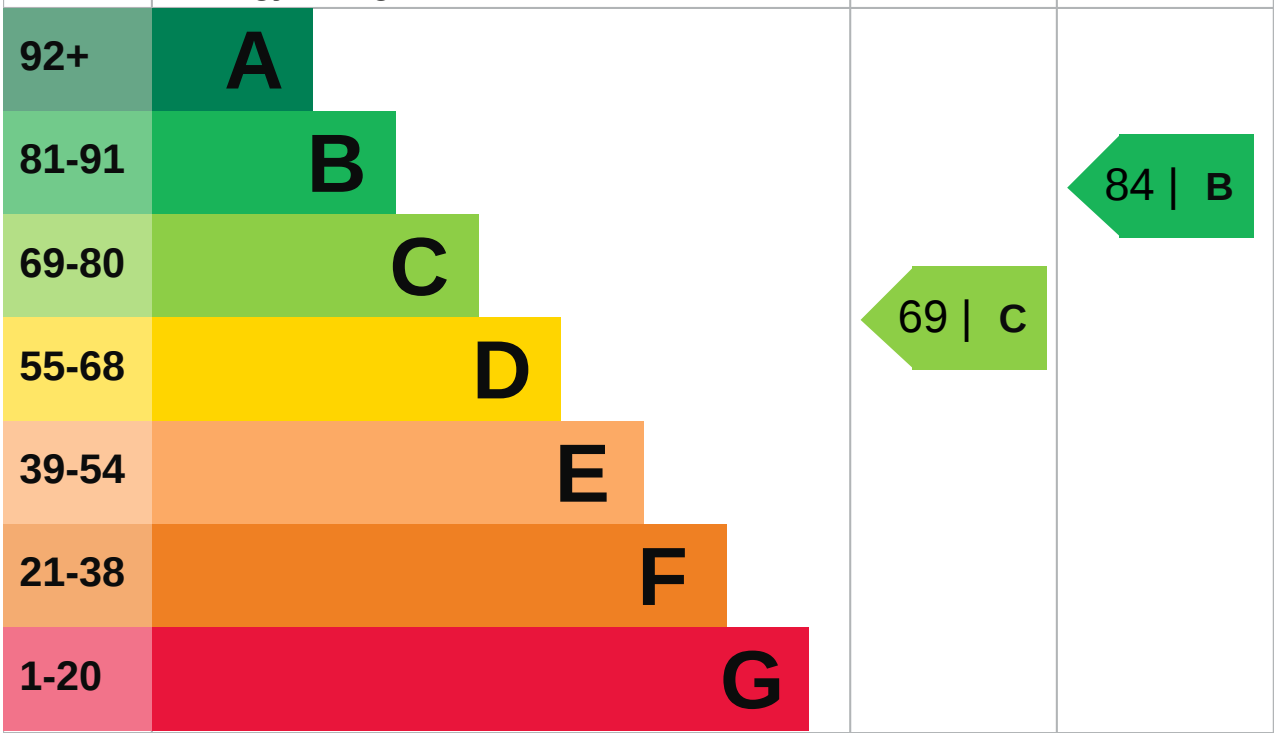
Property
EPC - Certificate

38, Paterson Close, RG22 4NX

Energy rating

C

Valid until 06.08.2030



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Property

EPC - Additional Data

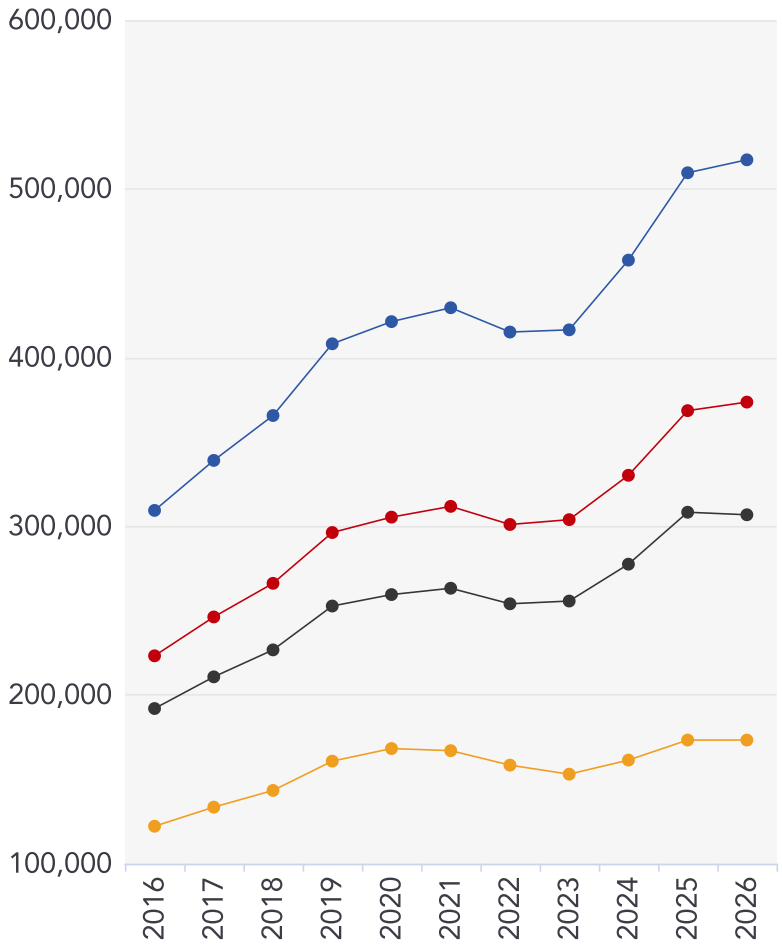
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m^2

Market
House Price Statistics

BROCKENHURST estate agents

10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

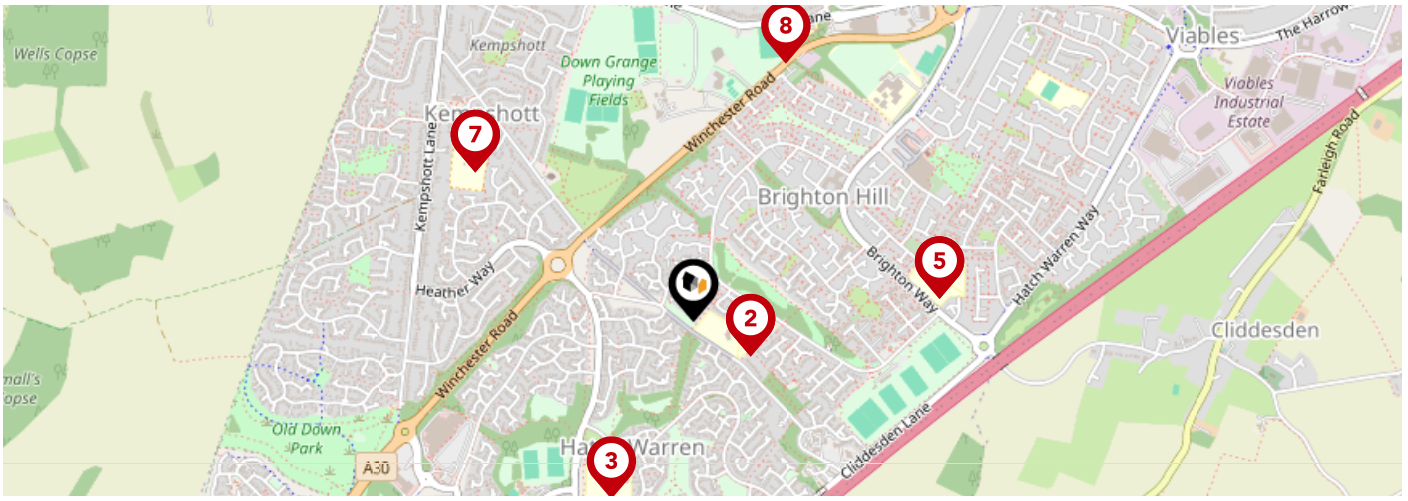
Terraced

+59.82%

Flat

+41.79%

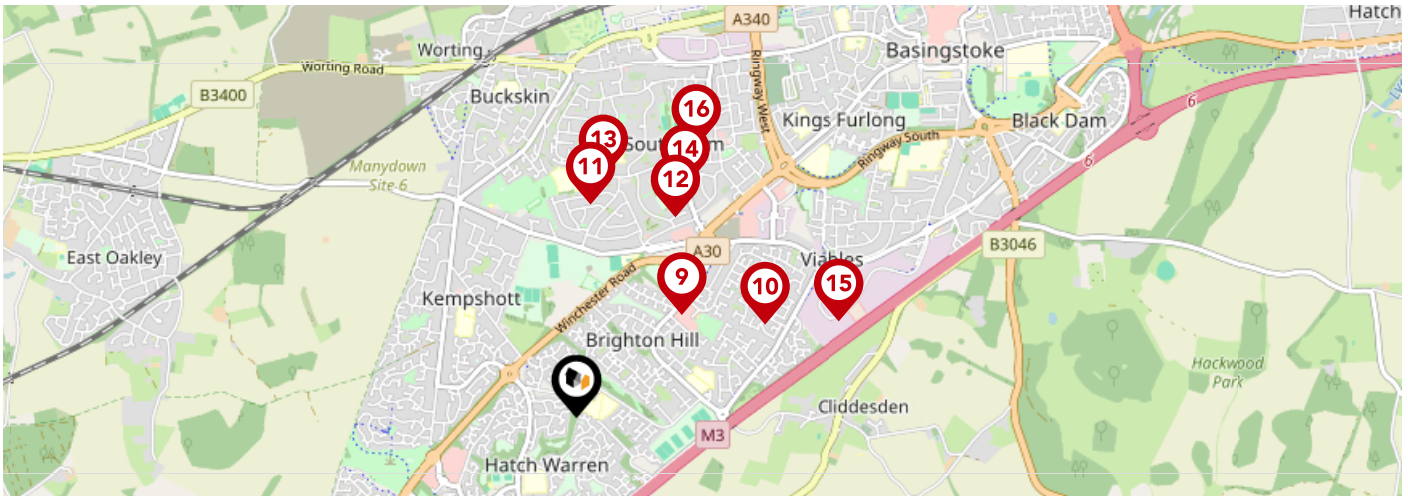
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.16	☐	☑	☐	☐	☐
2	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.16	☐	☑	☐	☐	☐
3	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.46	☐	☑	☐	☐	☐
4	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.57	☐	☑	☐	☐	☐
5	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.57	☐	☑	☐	☐	☐
6	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.61	☐	☑	☐	☐	☐
7	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.61	☐	☑	☐	☐	☐
8	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.63	☐	☐	☑	☐	☐

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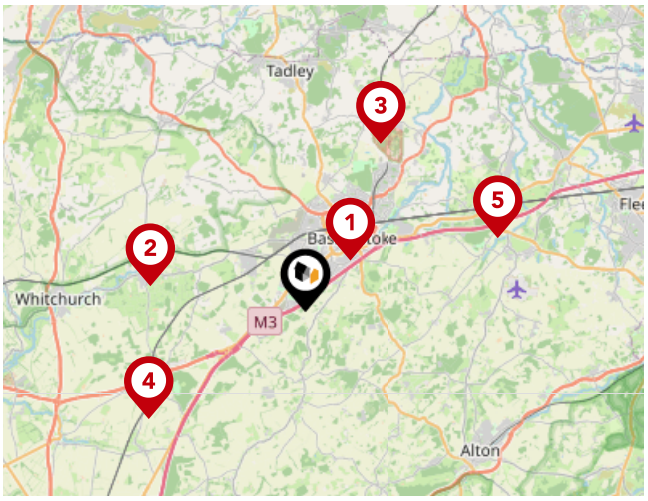
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.68	☐	☐	☑	☐	☐
10 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.98	☐	☑	☐	☐	☐
11 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.99	☐	☑	☐	☐	☐
12 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.04	☐	☐	☑	☐	☐
13 Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:1.12	☐	☐	☑	☐	☐
14 St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.18	☐	☑	☐	☐	☐
15 Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.3	☐	☐	☑	☐	☐
16 Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:1.38	☐	☐	☑	☐	☐

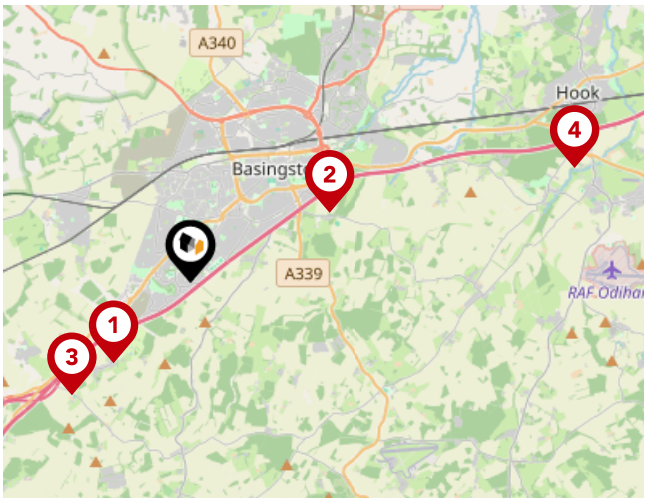
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Area
Transport (National)



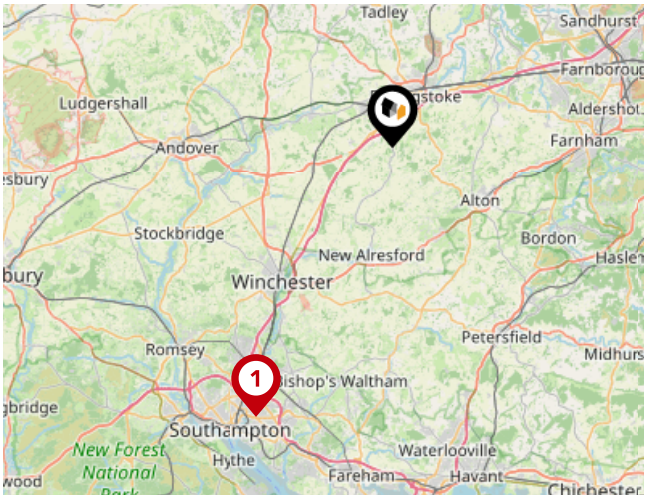
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.55 miles
2	Overton Rail Station	5.85 miles
3	Bramley (Hants) Rail Station	6.81 miles
4	Micheldever Rail Station	7.08 miles
5	Hook Rail Station	7.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.04 miles
2	M3 J6	2.9 miles
3	M3 J8	3 miles
4	M3 J5	7.45 miles

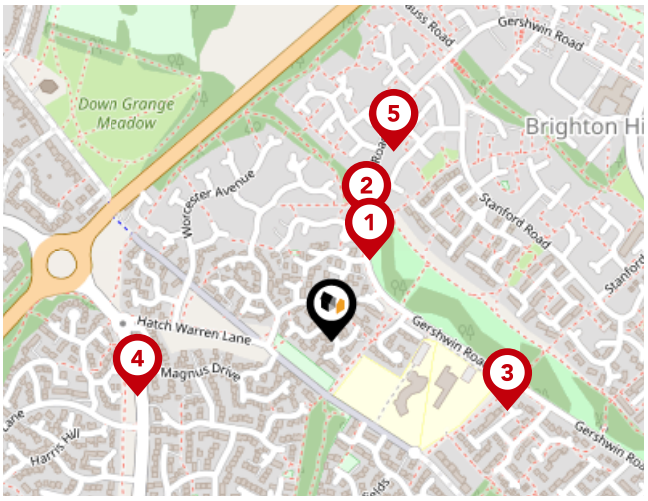


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.47 miles

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Area
Transport (Local)



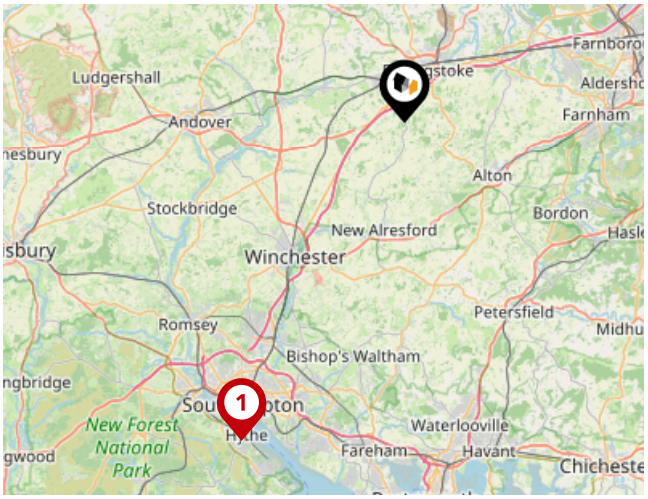
Bus Stops/Stations

Pin	Name	Distance
1	Lennon Way	0.1 miles
2	Lennon Way	0.14 miles
3	Ellington Drive	0.22 miles
4	Magnus Drive	0.23 miles
5	Copland Close	0.23 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.18 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.41 miles
3	Ropley (Mid-Hants Railway)	10.59 miles
4	Alresford (Mid Hants Railway)	10.6 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.74 miles

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Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.

Brockenhurst
Testimonials

Testimonial 1

Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2

I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3

We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Brockenhurst or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.

Brockenhurst

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Brockenhurst

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail