BROCKENHURST
estate agents

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



13, GAINSBOROUGH ROAD, BASINGSTOKE, RG21 3EG

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

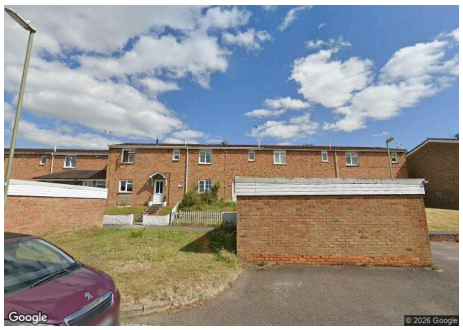
01256 224808

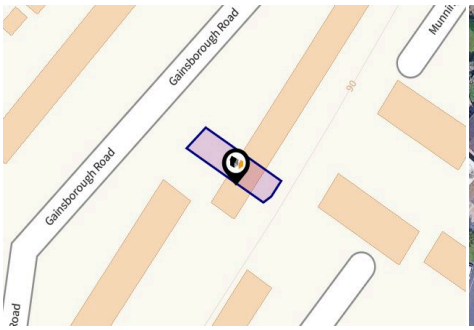
basingstoke@brockenhurst.info

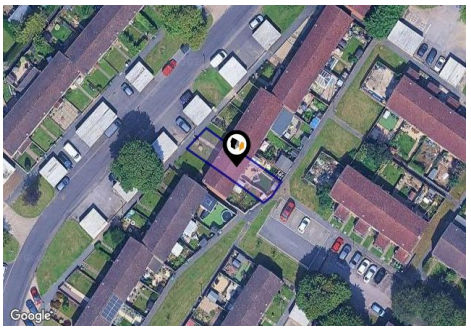
www.brockenhurst.info

Powered by sprift
Know any property instantly

Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	03/03/2025
Bedrooms:	3	**Last Sold Price:**	£320,000
Floor Area:	925 ft^2 / 86 m^2	**Last Sold £/ft^2:**	£345
Plot Area:	0.04 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP475429		
UPRN:	100060226298		
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)

15 mb/s **80** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Powered by sprift
Know any property instantly

Gallery
Photos

















Gallery
Floorplan

13, GAINSBOROUGH ROAD, BASINGSTOKE, RG21 3EG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brockenhurst Estate Agents. REF: 1480353

Powered by sprift

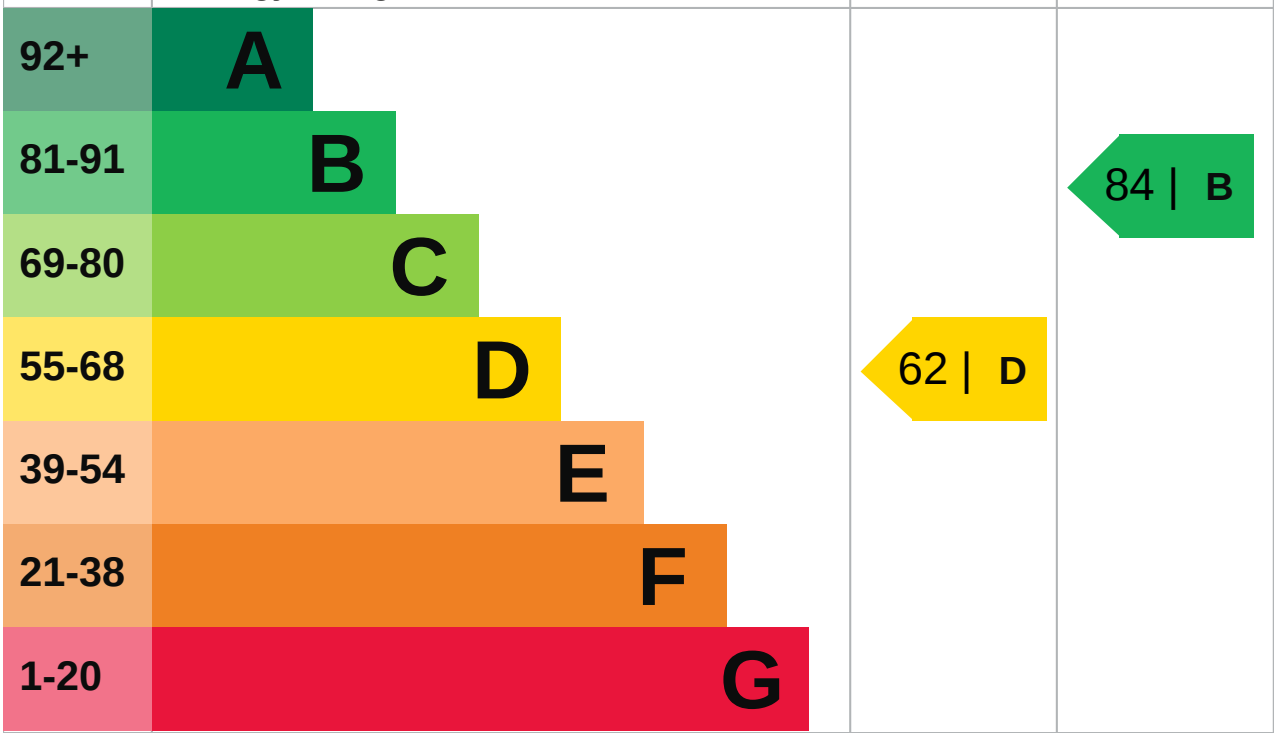
Property
EPC - Certificate

13 Gainsborough Road, RG21 3EG

Energy rating

D

Valid until 05.12.2031



Powered by sprift

Property

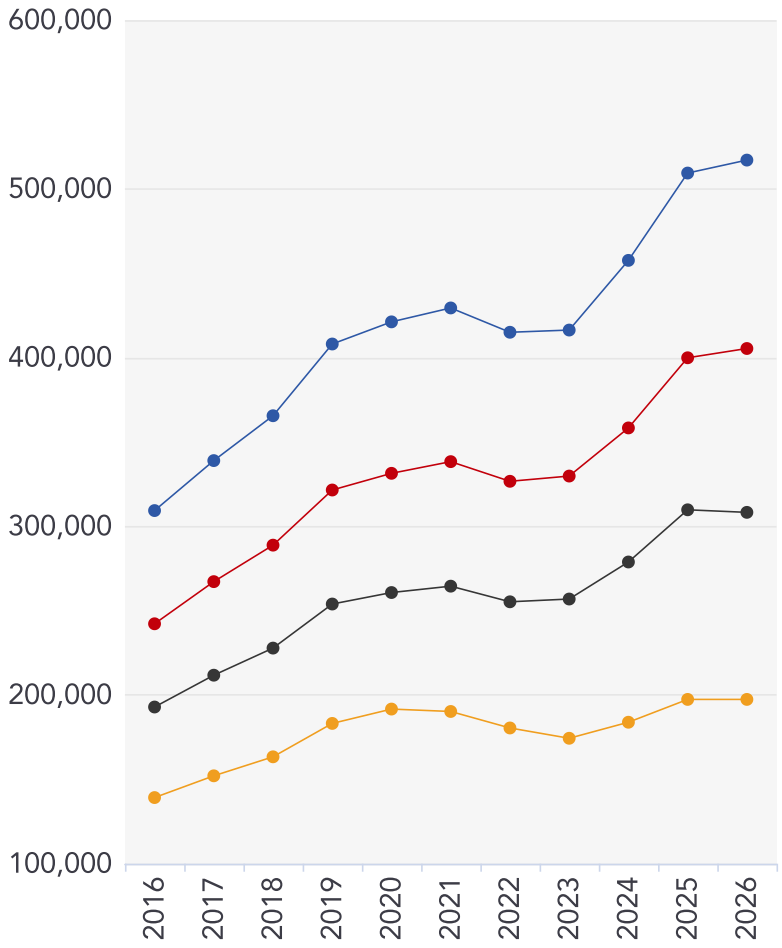
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG21



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

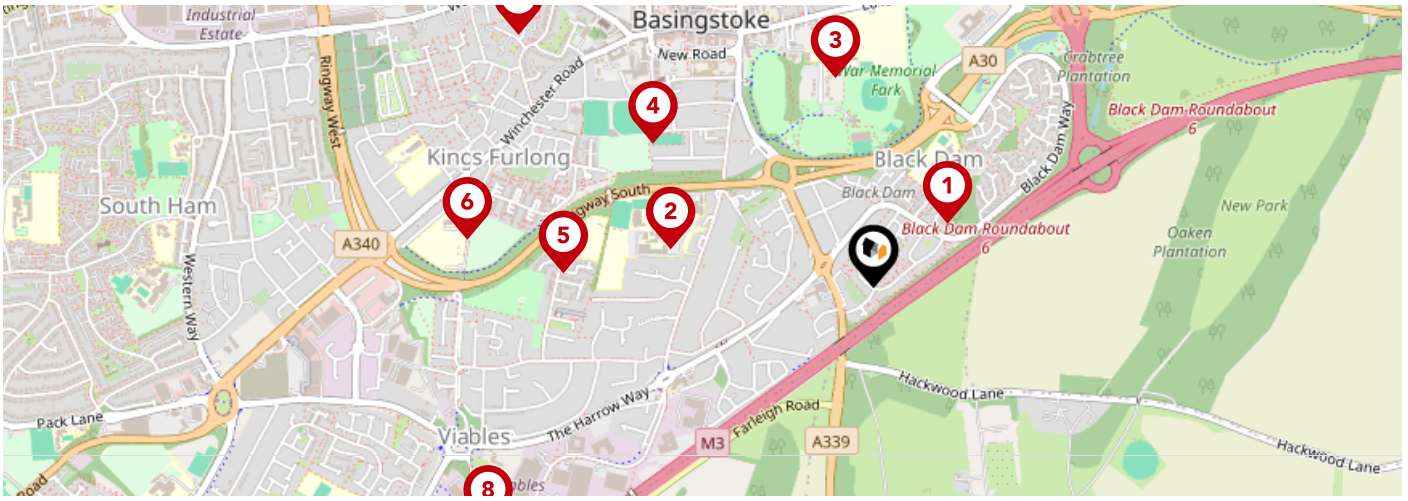
+59.82%

Flat

+41.79%

Powered by sprift

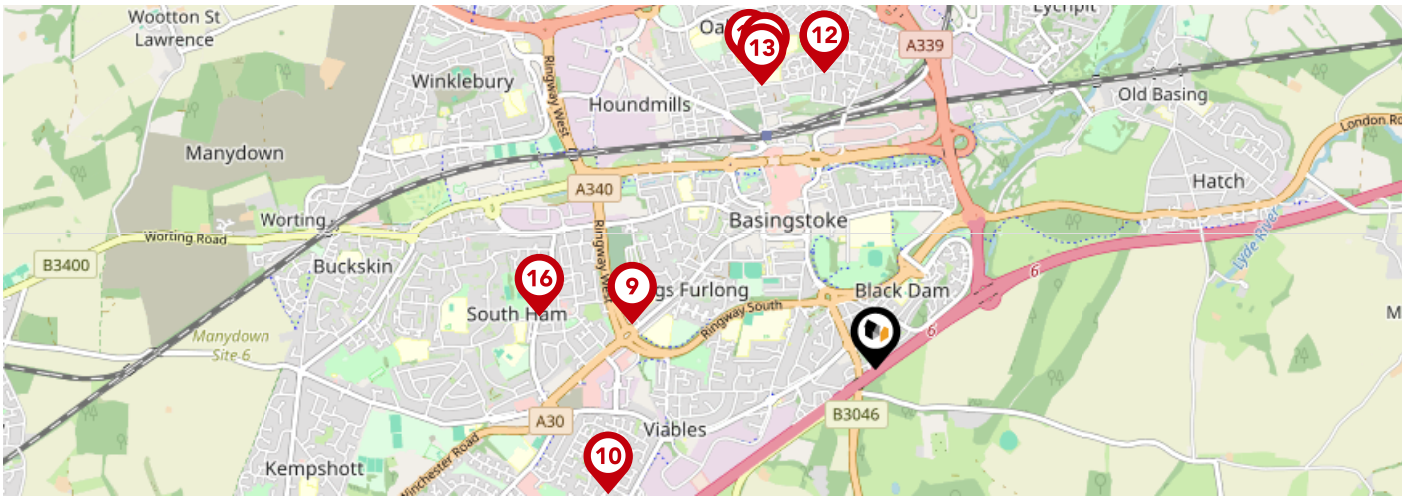
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Rucstall Primary School Ofsted Rating: Good | Pupils: 193 | Distance:0.22	☐	☑	☐	☐	☐
2	Queen Mary's College Ofsted Rating: Good | Pupils:0 | Distance:0.48	☐	☐	☑	☐	☐
3	The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:0.49	☐	☐	☑	☐	☐
4	Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.61	☐	☑	☐	☐	☐
5	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 312 | Distance:0.72	☐	☑	☐	☐	☐
6	Cranbourne Ofsted Rating: Good | Pupils: 809 | Distance:0.95	☐	☐	☑	☐	☐
7	Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:1.01	☐	☐	☑	☐	☐
8	Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.06	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

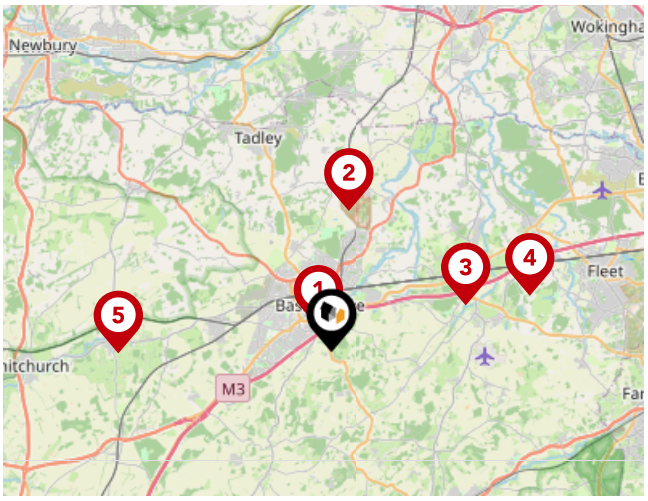


		Nursery	Primary	Secondary	College	Private
9	Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:1.15	☐	☑	☐	☐	☐
10	Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:1.36	☐	☑	☐	☐	☐
11	South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.4	☐	☑	☐	☐	☐
12	South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.4	☐	☑	☐	☐	☐
13	The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:1.42	☐	☐	☑	☐	☐
14	Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.46	☐	☐	☑	☐	☐
15	Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:1.5	☐	☑	☐	☐	☐
16	Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:1.58	☐	☐	☑	☐	☐

Powered by sprift

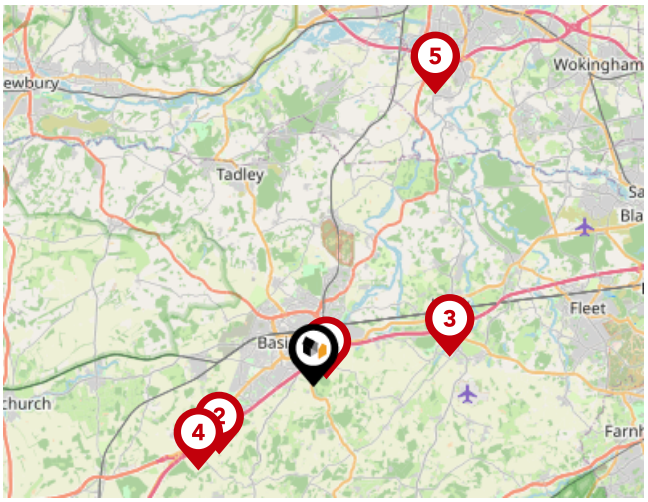
Area

Transport (National)



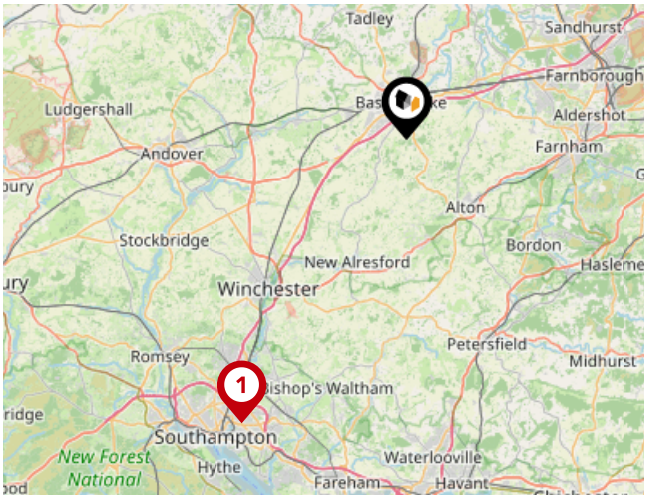
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.03 miles
2	Bramley (Hants) Rail Station	5.25 miles
3	Hook Rail Station	5.27 miles
4	Winchfield Rail Station	7.63 miles
5	Overton Rail Station	7.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	0.57 miles
2	M3 J7	4.31 miles
3	M3 J5	5.15 miles
4	M3 J8	5.28 miles
5	M4 J11	11.78 miles

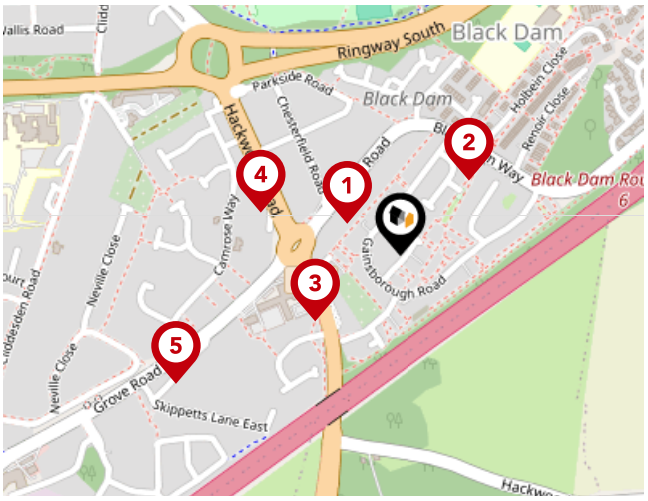


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	24.37 miles

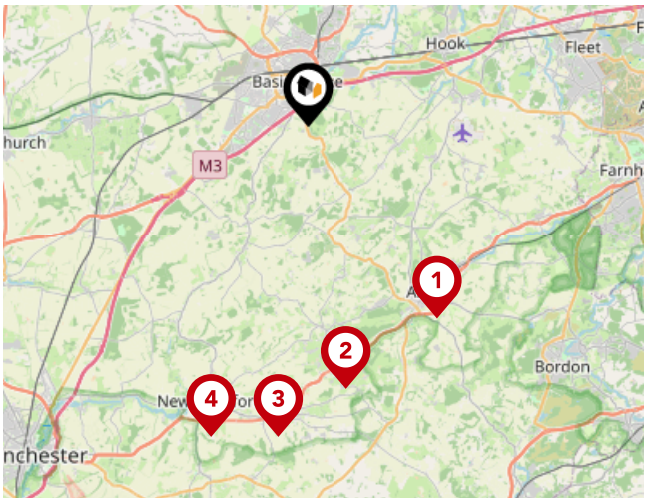
Powered by sprift

Area
Transport (Local)



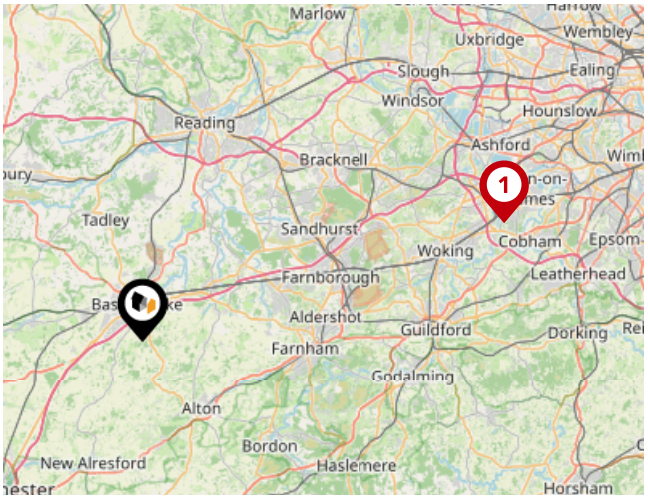
Bus Stops/Stations

Pin	Name	Distance
1	Chesterfield Road	0.07 miles
2	Gainsborough Road	0.11 miles
3	Venture Roundabout	0.12 miles
4	Westfield Road	0.16 miles
5	Skippets Lane	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.55 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.86 miles
3	Ropley (Mid-Hants Railway)	11.61 miles
4	Alresford (Mid Hants Railway)	12.07 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	28.18 miles

Powered by sprift
Know any property instantly

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN
01256 224808
basingstoke@brockenhurst.info
www.brockenhurst.info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail