BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



2, GAINSBOROUGH ROAD, BASINGSTOKE, RG21 3EG

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

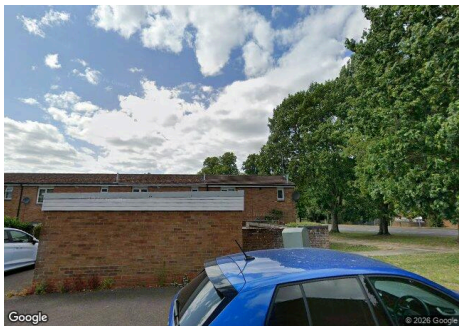
01256 224808

basingstoke@brockenhurst.info

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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	27/07/2001
Bedrooms:	2	**Last Sold Price:**	£92,000
Floor Area:	925 ft^2 / 86 m^2	**Last Sold £/ft^2:**	£99
Plot Area:	0.03 acres	**Tenure:**	Freehold
Council Tax :	Band C	**Latest FENSA Work:**	29/05/2003 - 7 windows, 4 doors
Annual Estimate:	£2,005		
Title Number:	HP375451		
UPRN:	100060226287		
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 **77** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

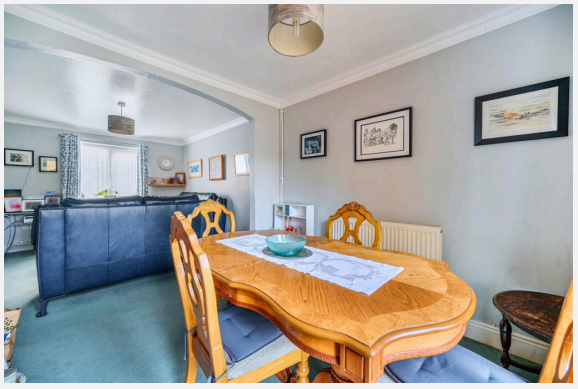
Gallery
Photos













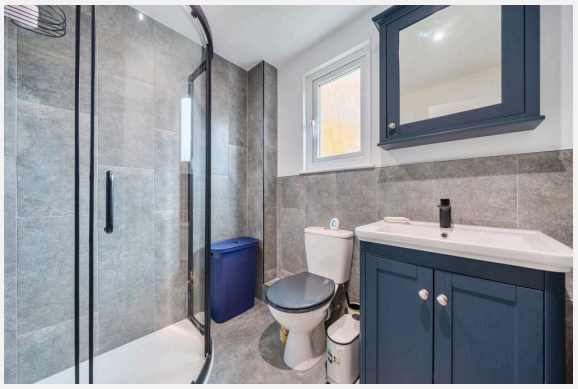




Gallery
Photos















Gallery
Floorplan

2, GAINSBOROUGH ROAD, BASINGSTOKE, RG21 3EG



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Property
EPC - Certificate

BROCKENHURST estate agents

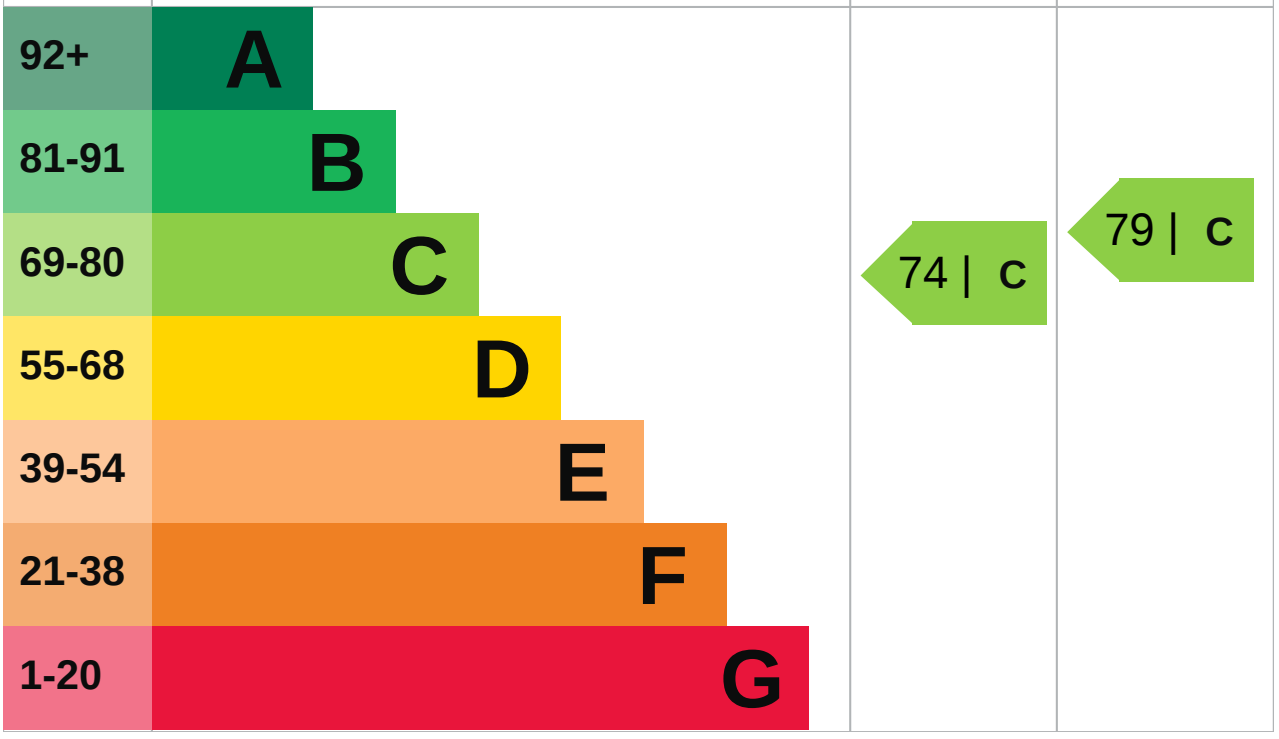
2 Gainsborough Road, BASINGSTOKE, RG21 3EG

Energy rating

C

Valid until 02.11.2036

Certificate number 9300-2222-8690-2006-1815



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Property

EPC - Additional Data

Additional EPC Data

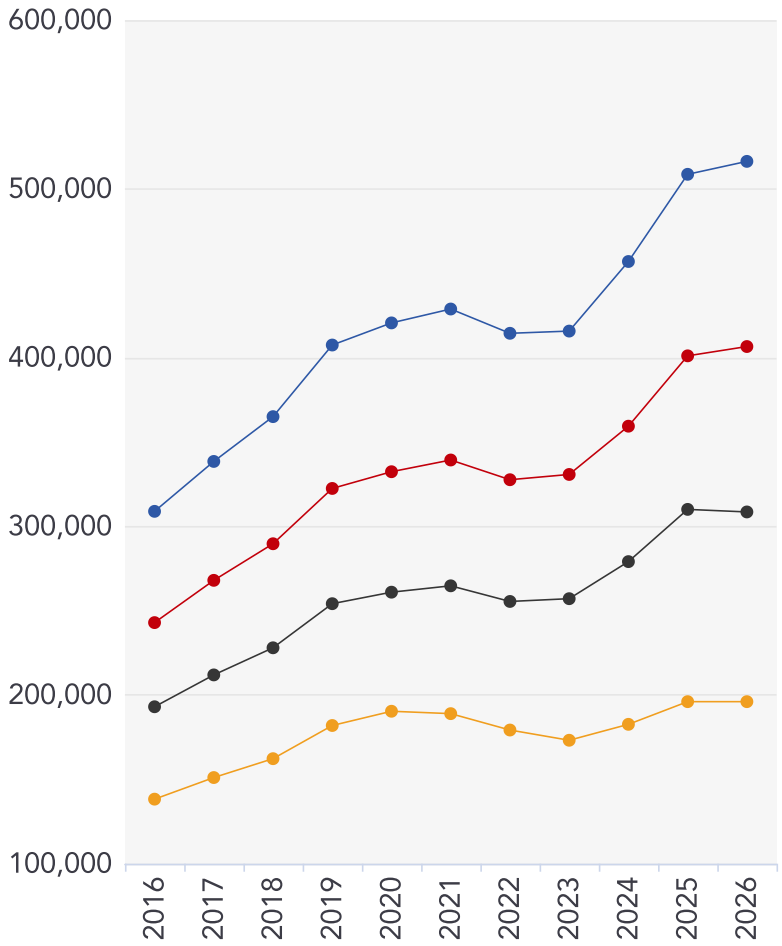
Property Type:	End-terrace house
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	86 m^2

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Market
House Price Statistics

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



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

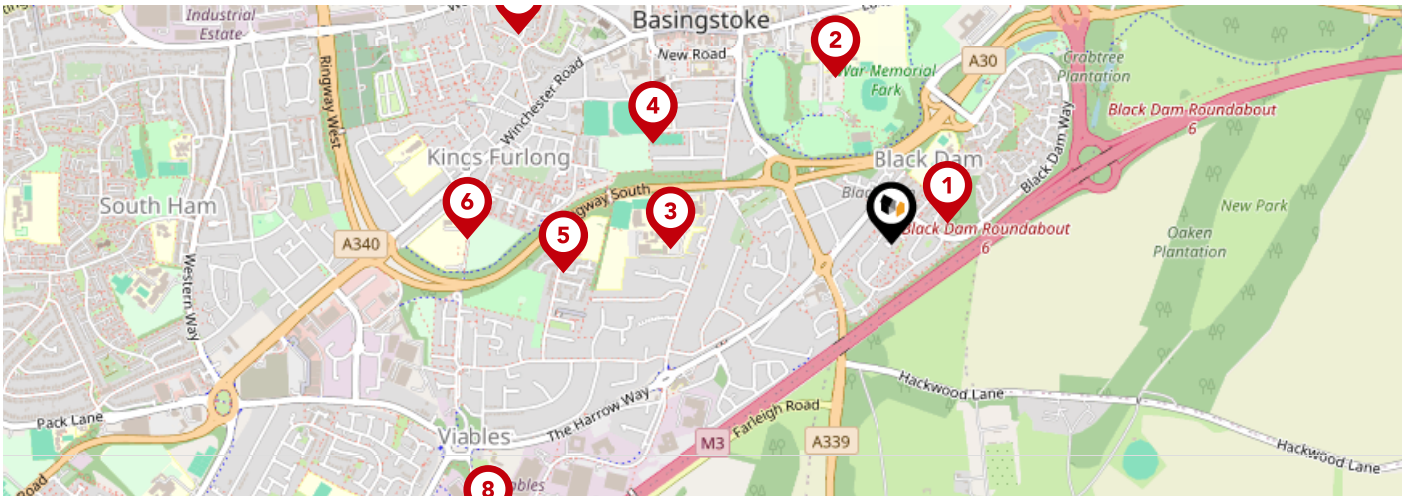
+59.82%

Flat

+41.79%

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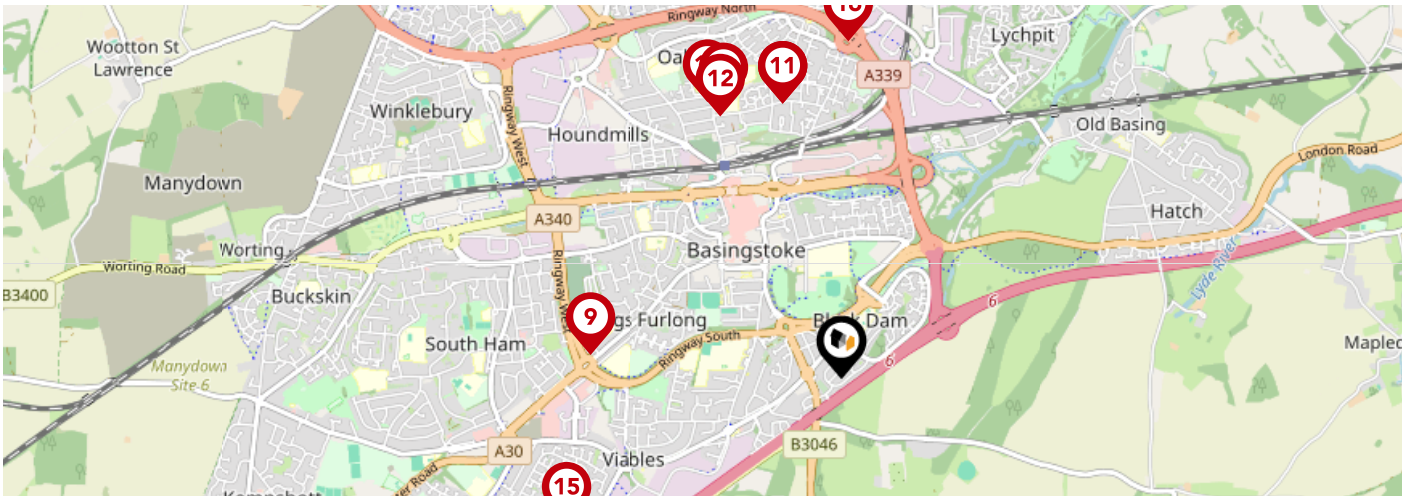
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Rucstall Primary School Ofsted Rating: Good | Pupils: 193 | Distance:0.14	☐	☑	☐	☐	☐
2	The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:0.41	☐	☐	☑	☐	☐
3	Queen Mary's College Ofsted Rating: Good | Pupils:0 | Distance:0.51	☐	☐	☑	☐	☐
4	Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.6	☐	☑	☐	☐	☐
5	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 312 | Distance:0.77	☐	☑	☐	☐	☐
6	Cranbourne Ofsted Rating: Good | Pupils: 809 | Distance:0.99	☐	☐	☑	☐	☐
7	Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:0.99	☐	☐	☑	☐	☐
8	Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.14	☐	☐	☑	☐	☐

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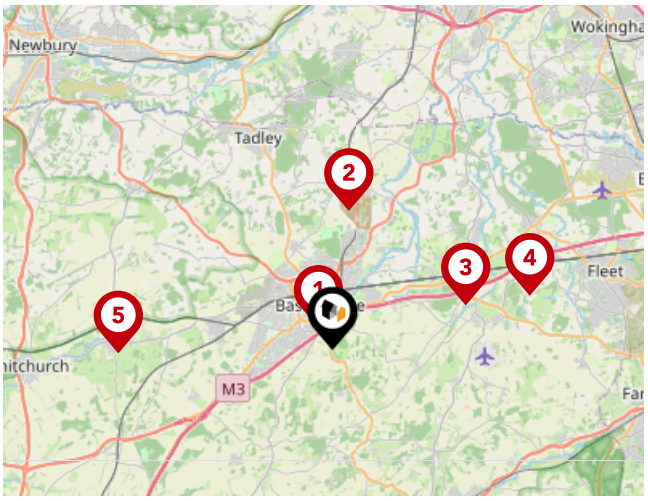
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:1.17	☐	☑	☐	☐	☐
10 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.31	☐	☑	☐	☐	☐
11 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.31	☐	☑	☐	☐	☐
12 The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:1.34	☐	☐	☑	☐	☐
13 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.39	☐	☐	☑	☐	☐
14 Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:1.43	☐	☑	☐	☐	☐
15 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:1.44	☐	☑	☐	☐	☐
16 Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.57	☐	☐	☑	☐	☐

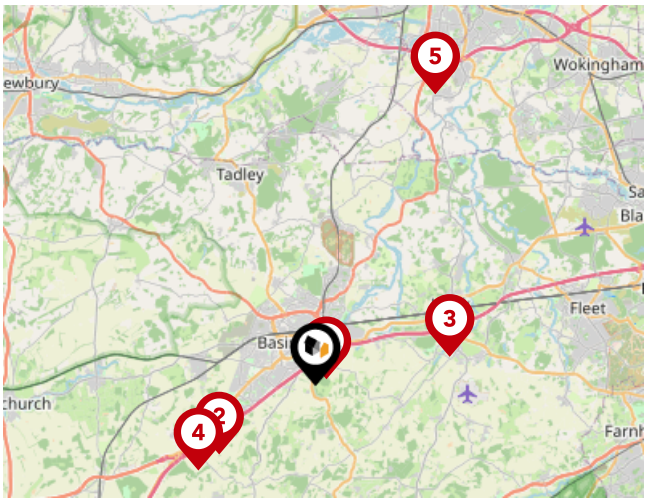
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Area
Transport (National)



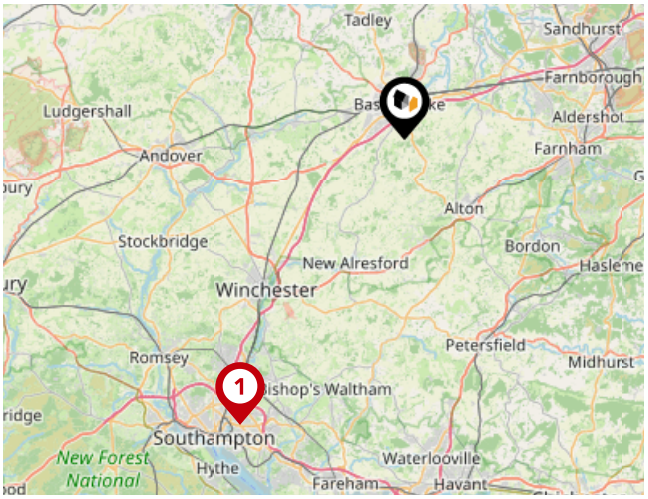
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.96 miles
2	Bramley (Hants) Rail Station	5.15 miles
3	Hook Rail Station	5.2 miles
4	Winchfield Rail Station	7.56 miles
5	Overton Rail Station	7.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	0.48 miles
2	M3 J7	4.4 miles
3	M3 J5	5.09 miles
4	M3 J8	5.37 miles
5	M4 J11	11.68 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	24.47 miles

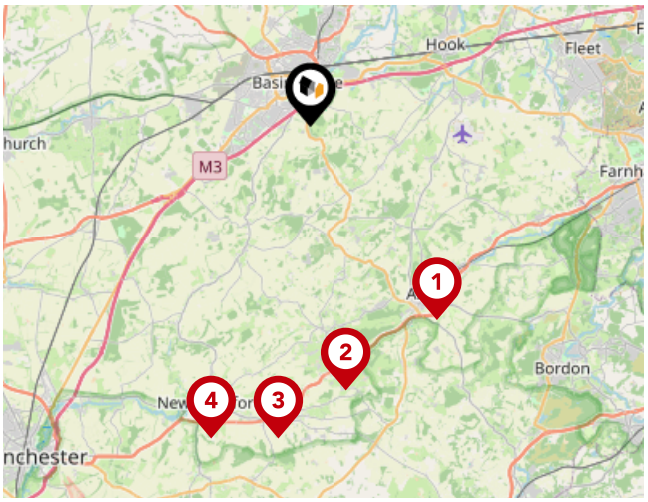
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Area
Transport (Local)



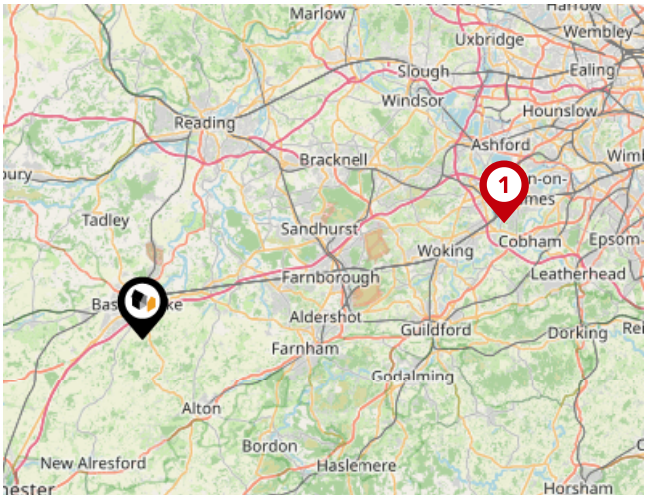
Bus Stops/Stations

Pin	Name	Distance
1	Gainsborough Road	0.04 miles
2	Chesterfield Road	0.11 miles
3	Westfield Road	0.2 miles
4	Venture Roundabout	0.22 miles
5	Constable Close	0.25 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.61 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.95 miles
3	Ropley (Mid-Hants Railway)	11.71 miles
4	Alresford (Mid Hants Railway)	12.17 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	28.11 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

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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.

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Brockenhurst

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Brockenhurst

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Environment Agency

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Office for National Statistics

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