



3 Bedrooms

House

Guide Price

£425,000

Located in

Basingstoke





# 75 Derwent Road

Basingstoke | | RG22 5JE



Three Bedroom Semi-Detached | No Onward Chain | Southerly Facing Garden | Driveway Parking. Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached house is conveniently located within walking distance of the local primary school.

# 75 Derwent Road

£425,000 Freehold

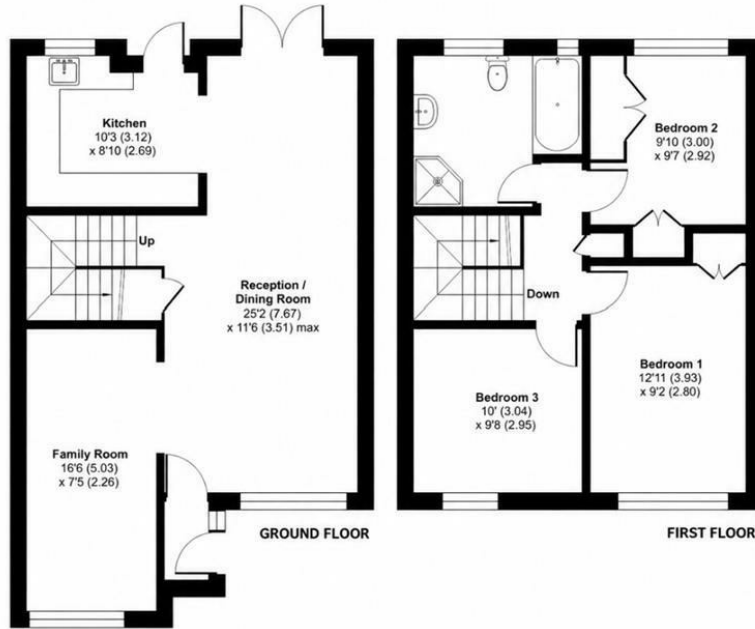


- CLOSE TO LOCAL PRIMARY SCHOOL
- CHAIN FREE
- SOUTHERLY FACING GARDEN
- OFF ROAD DRIVEWAY PARKING

## Derwent Road, Basingstoke, RG22

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



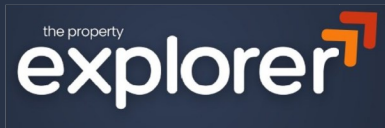
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Property Explorer - REF: 1511208

**EPC Rating: D**  
**Council Tax Band D**  
**Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      | 78                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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