



37 WOODGARSTON DRIVE BASINGSTOKE

£1,000 Per

Nestled in a tranquil cul-de-sac on Woodgarston Drive in the desirable Hatch Warren area of Basingstoke, this charming one-bedroom cluster house offers a perfect blend of comfort and convenience.

This property features a large reception room which leads into a bright and airy kitchen with plenty of storage. The first floor provides a spacious double bedroom with fitted wardrobes and a family bathroom including a bath and powered shower.

Outside, the property benefits from a lovely garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, allocated parking ensures that you will always have a convenient space for your vehicle.

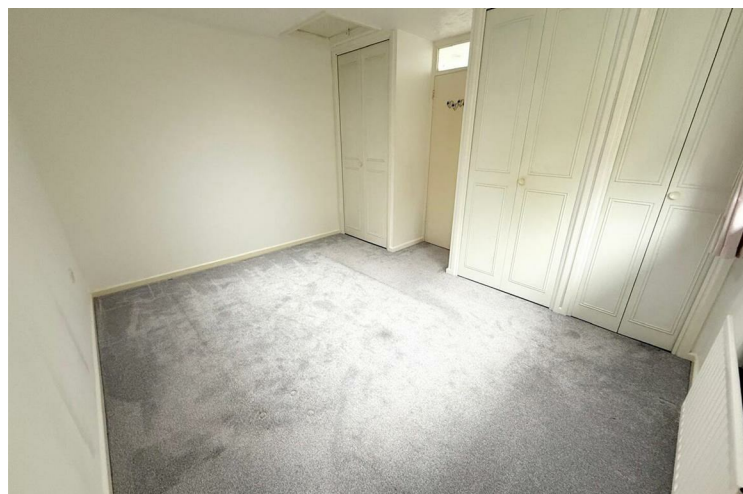
This property is not only a wonderful home but also a fantastic opportunity to join a friendly community in a sought-after location. Viewing is highly recommended to fully appreciate all that this charming



- 1 cosy bedroom • 1 modern bathroom • Spacious reception room • End terrace house • Built in 1990



- 495 sq ft living space • Located in Basingstoke • Close to local amenities • Easy access to transport • Viewing recommended





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band: B

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

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