

# SIMMONS & SONS

---



## Whitedown Cottages, Wootton St. Lawrence, Basingstoke £1,500 PCM

NEWLY REFUBURBISHED 3 bedroom mid-terrace cottage situated in Wootton St Lawrence, with easy access to Basingstoke, Oakley and Overton. The property benefits from a new kitchen, new bathroom, new flooring and redecoration throughout.

- 3 Bedrooms
- Refurbished throughout
- Garage
- Open fireplace
- Large rear garden
- EPC Rating D63

# Whitedown Cottages, Wootton St. Lawrence, Basingstoke

## £1,500 PCM

---

3 bedroom mid-terrace cottage situated in Wootton St Lawrence that has been refurbished throughout.

EPC Rating: D63 Council Tax Band C: £1816.45

### **Disclaimer**

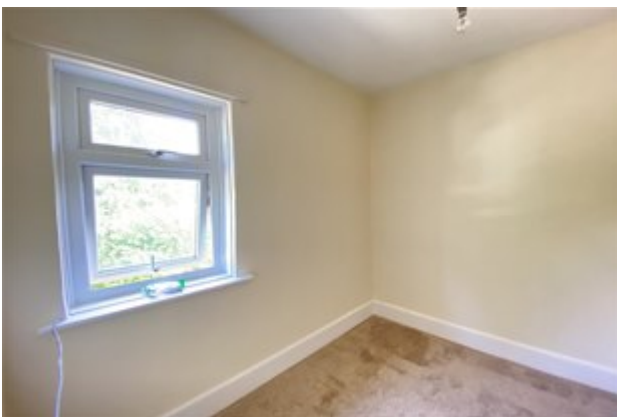
Simmons and Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons and Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

To book an appointment to view this property please phone the Basingstoke Lettings branch and quote ID: 97460.

# Whitedown Cottages, Wootton St. Lawrence, Basingstoke

## £1,500 PCM

---



# Whitedown Cottages, Wootton St. Lawrence, Basingstoke

## £1,500 PCM

---



# Whitedown Cottages, Wootton St. Lawrence, Basingstoke

£1,500 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>86</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	