

SIMMONS & SONS



Kirby Drive, Bramley £1,300 PCM

A linked detached two bedroom coach house in the sought after village of Bramley close to local amenities and railway station. The property comprises, Entrance Hall, Stairs to First Floor, Open plan sitting/dining room, Kitchen with slimline dishwasher, washing machine, fridge/freezer, oven, hob and extractor, principal bedroom with double built in wardrobe and en-suite shower room, second bedroom with double built in wardrobe, bathroom with shower over bath, single garage. Regrets: No Pets.

- Reception Room with Juliette Balcony
- Fully Integrated Kitchen
- Principal Bedroom with En-Suite Shower Room
- Garage
- EPC Rating C/76
- Council Tax Band C

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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 Basingstoke Lettings branch on Tel: 01256 337100 and quote ID: 60893.

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Viewings via: Simmons & Sons, 12 Wote Street, Basingstoke, Hants, RG21 7NW

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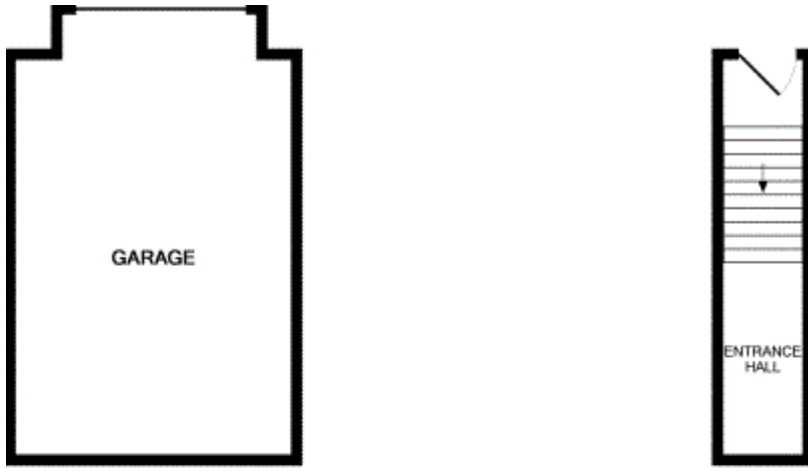
£1,300 PCM



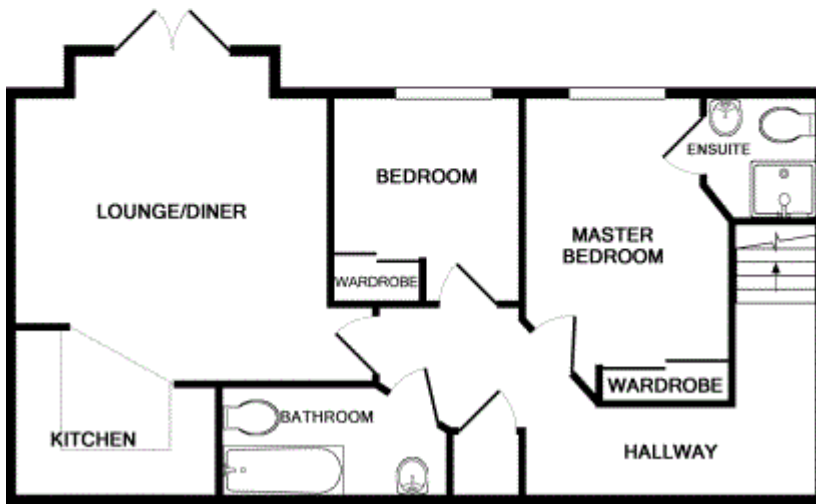
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR