

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let



- Modern Semi
- 2 Bedrooms
- 2 Bathrooms
- Unfurnished
- Garage
- Parking
- Council Tax Band – C
- Energy Performance Rating - C77

Basingstoke

£1,500.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**114b Roman Road,
Basingstoke,
RG23 8HE**

2 bedroom 2 bathroom semi detached house with garage located on the outskirts of Basingstoke, close to local amenities and regular bus services into the Town Centre, the property is conveniently located for access to A339 and the B3400.

The accommodation comprises: entrance porch, cloakroom, kitchen with oven and hob, dishwasher, washing machine and space for fridge/freezer, lounge/diner with French doors to garden. On the first floor; main bedroom with shower room adjacent, second bedroom with fitted wardrobes, bathroom with shower over. Enclosed rear garden with a path which leads to a door in the rear of the single garage, parking space outside the single garage.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - C77

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		90
69-80 C	77	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Sales	Lettings & Management	Commercial	Development	Rural
32 Bell Street Henley-on-Thames Oxon RG9 2BH T: 01491 571111	1 High Street Marlow Bucks SL7 1AX T: 01628 484353	12 Wote Street Basingstoke Hants RG21 7NW T: 01256 327711	Peper Harow The Estate Office Godalming GU8 6BQ T: 01483 418151	