

To Let



- 3 bedroom
- Spacious
- Open Plan
- Low maintenance garden
- Allocated parking
- Close to local amenities
- Council Tax Band – C
- Energy Performance Rating - C74

Hatch Warren

£1,595.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

2 Burrowfields, Hatch Warren, RG22 4XJ

3 bedroom unfurnished mid-terrace property situated in the popular development of Hatch Warren within walking distance of local amenities and within easy reach of Basingstoke town centre. The property has been decorated and re-carpeted throughout. Lounge with archway to dining room and doors to rear garden, kitchen with cooker, washing machine and fridge/freezer, 2 double bedrooms both with wardrobes, 3rd small single bedroom, brand new bathroom with shower over bath. Parking space to the rear of the property. GFCH. Regret NO PETS.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - C74

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to the premises

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

T: 01256 337100

E: basingstoke@simmonsandsons.com



Simmons & 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 & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		89
69-80 C	74	
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