



**Osbornes**  
Independent estate agents

Elvetham Rise | Chineham

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## 2 BEDROOM COACH HOUSE. A well presented coach house in the popular area of Chineham.

2 Bedroom Coach House | Modern Kitchen | Modern Bathroom | Close To Amenities | Gas Central Heating | Allocating Parking For 2 Cars

**£1,300 per month**

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2 BEDROOM COACH HOUSE. A well presented coach house in the popular area of Chineham. The property benefits from a living/dining room, modern kitchen, two good sized bedrooms and a family bathroom. There is allocated parking for two cars. Chineham is located to the North of Basingstoke within half a mile of Chineham Business Park and Hampshire Centre Court hotel. It offers easy access to the A33 towards Reading and Basingstoke, close to amenities including schools and Chineham Shopping Centre. There is a regular bus service to Basingstoke Town Centre. Available end of August. Available Unfurnished. Council Tax Band: C EPC Band: C Deposit Amount: £1,500





Approximate Gross Internal Area  
 Ground Floor = 22.9 sq m / 246 sq ft  
 First Floor = 59.7 sq m / 643 sq ft  
 Total = 82.6 sq m / 889 sq ft  
 (Including Garage)



Elvetham Rise

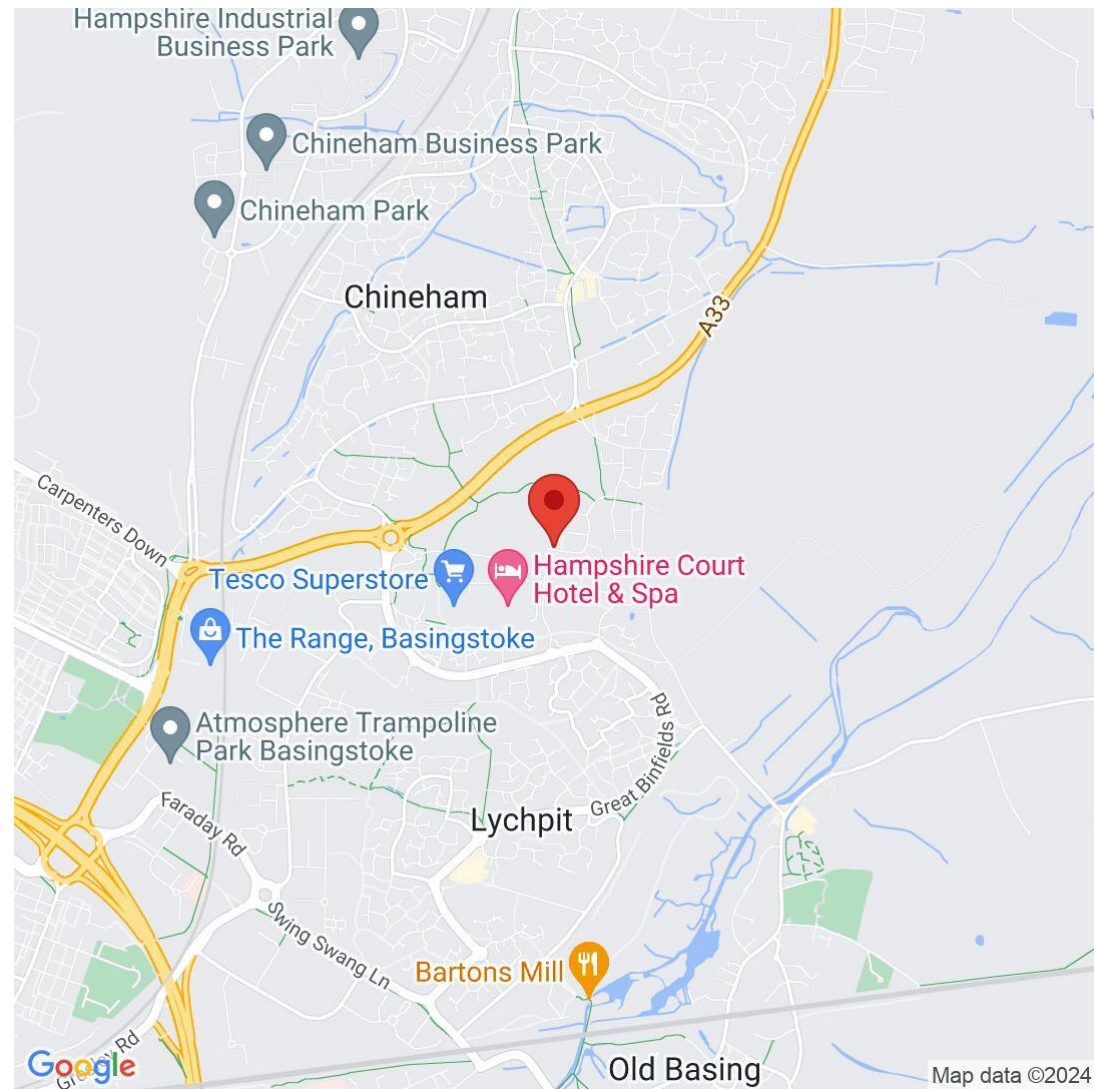
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID841041)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	