



THE PROPERTY
EXPLORER



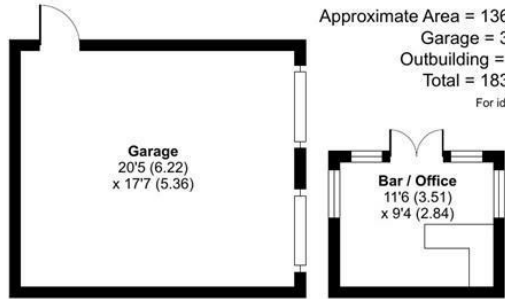
33 Cowdery Heights, Basingstoke, RG24 7AN

Price Guide £635,000 Freehold

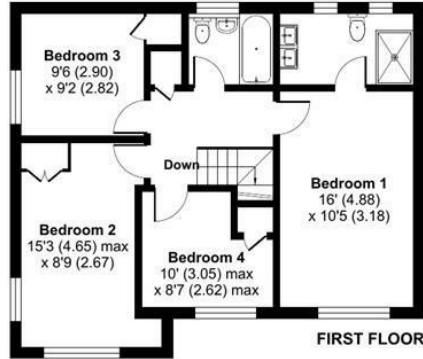


Cowdery Heights, Basingstoke, RG24

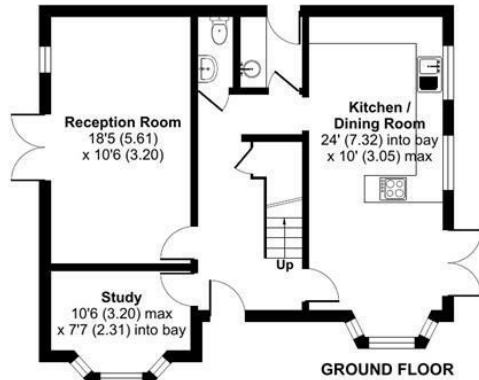
Approximate Area = 1366 sq ft / 126.9 sq m
 Garage = 362 sq ft / 33.6 sq m
 Outbuilding = 107 sq ft / 9.9 sq m
 Total = 1835 sq ft / 170.4 sq m
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Property Explorer. REF: 1165917

- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- DOUBLE DETACHED GARAGE
- OFF ROAD DRIVEWAY PARKING
- OUTBUILDING / OFFICE
- ENSUITE TO PRINCIPLE BEDROOM
- VILLAGE LOCATION
- CLOSE PROXIMITY TO TOWN CENTRE AMENITIES
- EPC - 70/84 - C
- TAX BAND - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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