

## 2 Butler Close, Basingstoke – RG22 6UF

£340,000 Freehold

Fully Refurbished Property • New Kitchen & Bathroom • Garden Office • New Electrics, Plumbing And Heating • South Facing Rear Garden

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the property  
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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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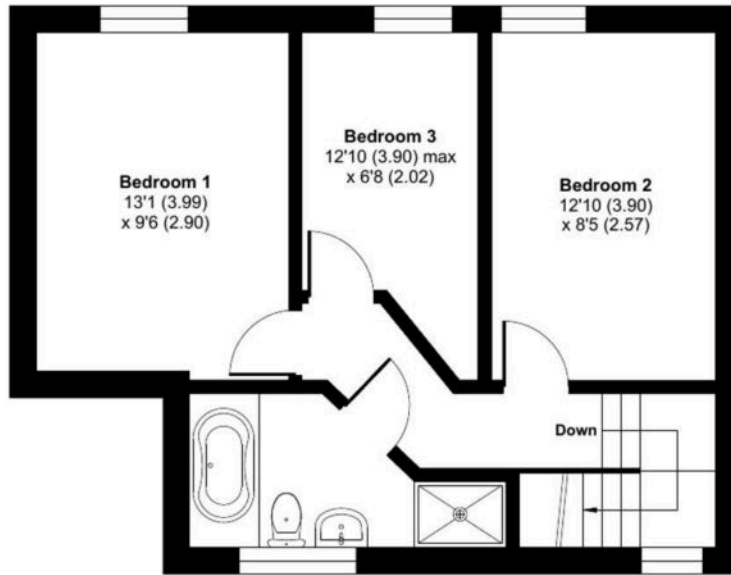
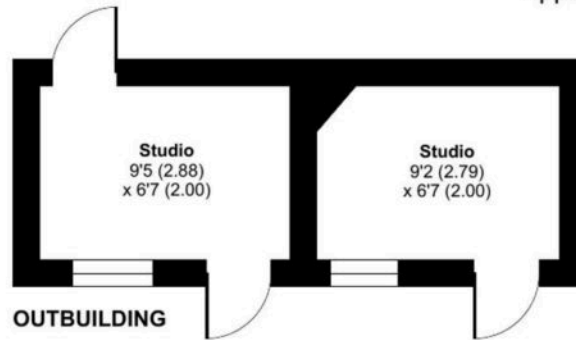


Approximate Area = 914 sq ft / 84.9 sq m

Outbuildings = 122 sq ft / 11.3 sq m

Total = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Property Explorer. REF: 1386792