



# 12 KINGSLEY PARK WHITCHURCH

£2,000 Per

Nestled in the tranquil area of Kingsley Park, Whitchurch, this charming link-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertainment. One of these rooms can easily serve as a home office, catering to the needs of modern living.

The property boasts two bathrooms, including a family bathroom and an en suite, along with a convenient downstairs toilet, ensuring that the morning rush is a breeze. The property will be freshly painted throughout and adorned with brand new carpets, the home exudes a fresh and welcoming atmosphere.

Situated in a secluded spot, this residence enjoys a peaceful environment while still being in close proximity to the train station and excellent road links, making commuting effortless. Additionally, the property features two spacious sheds, perfect for storage or hobbies.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E      Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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