

To Let



- 2 Bedrooms
- Lounge/Diner
- Kitchen with Appliances
- Garden and Parking

- EPC Rating C/74
- Council Tax Band C - £1794.64
- Council Tax Band – C
- Energy Performance Rating - C74

South Ham, Basingstoke

£1,395.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**26 St Nicholas Court,
South Ham,
Basingstoke,
RG22 6US**

2 bedroom unfurnished terraced house close to local amenities and within easy reach of Basingstoke town centre and railway station. The accommodation comprises: Lounge/diner with patio doors to garden, kitchen with oven, hob and extractor, fridge and freezer, and washing machine, cloakroom, double bedroom, single bedroom, bathroom with shower over bath. Gas radiator central heating, garden and parking.

Regrets: 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

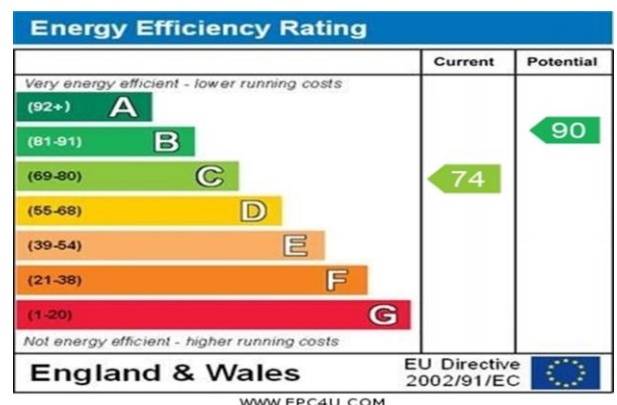
VIEWINGS - Strictly by appointment only with
Simmons & Sons - Basingstoke Lettings

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.



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	