

To Let



- Newly redecorated
- 2 Bedrooms
- Kitchen with appliances
- Sitting Room
- Enclosed rear garden
- Parking
- Council Tax Band – C
- Energy Performance Rating - D66

Hatch Warren, Basingstoke

£1,295.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

32 Cropmark Way, Hatch Warren, Basingstoke, RG22 4TA

NEWLY REDECORATED 2 bedroom end of terrace house situated in the popular Hatch Warren area with easy access to Basingstoke Town Centre. The accommodation comprises: entrance hall, sitting room, kitchen/dining room with oven, hob, integrated dishwasher, fridge/freezer, washing machine, large storage cupboard and patio doors to rear garden. Main bedroom with fitted wardrobes, second bedroom, bathroom with shower over bath. Enclosed rear garden with side access, off road parking. GFCH.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - D66

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		85
81-91 B		66
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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	