

# To Let



- 3 Bedrooms
- Sitting Room
- Kitchen Breakfast Room
- Garage and Driveway Parking
- Bathroom
- Close to local amenities
- Council Tax Band – D
- Energy Performance Rating - C74

**Basingstoke**

**£1,650.00 PCM**

**SIMMONS & SONS**

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# 11 Speckled Wood Road,

## Basingstoke,

### RG24 9SR

Well presented 3 bedroom semi-detached property set in a quiet cul-de-sac location, conveniently located within walking distance to local facilities including primary and secondary schools, local shops and Basingstoke hospital. The accommodation comprises: entrance porch, cloakroom, sitting room with stairs to first floor, kitchen/breakfast room with electric oven and gas hob, space for washing machine and space for fridge/freezer, French doors to rear garden. On the first floor; 2 double bedrooms both with fitted wardrobes, single bedroom, bathroom with shower over bath. Good sized rear garden with two patio areas and shed, rear access to the single garage with light and power. Driveway parking.

**Local Authority** - Basingstoke & Deane Borough Council

**Council Tax Band** - D

**Energy Performance Rating** - C74

#### Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

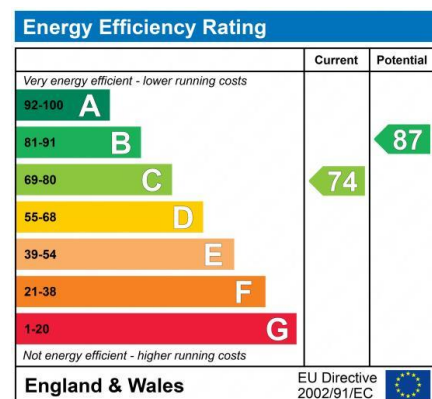
**VIEWINGS** - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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