

# To Let



- 2 Double Bedrooms
- Sitting Room
- Kitchen/Diner
- Rear Garden
- Permit Parking
- Close to Town Centre
- Council Tax Band – C
- Energy Performance Rating - D57

**Basingstoke**

**£1,395.00 PCM**

**SIMMONS & SONS**

[www.simmonsandsons.com](http://www.simmonsandsons.com)

**65 Flaxfield Road,  
Basingstoke,  
RG21 8SE**

Newly redecorated 2 bedroom end of terrace house within walking distance to Basingstoke town centre and railway station. The accommodation comprises: hallway, sitting room, kitchen/breakfast room with cooker and fridge, door leading to utility area with washing machine, ground floor bathroom with shower over bath, door to back garden. On the first floor: 2 double bedrooms, one with built in cupboard. Low maintenance rear garden mostly paved with rear access. One parking permit is available from Hampshire County Council at the cost of £60 per year.

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

**Council Tax Band** - C

**Energy Performance Rating** - D57

**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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