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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let



- Two Double Bedrooms
- Sitting Room with Wood Burner
- Kitchen with appliances
- Bathroom suite
- Enclosed Garden
- Parking
- Council Tax Band –
- Energy Performance Rating - E40

Sherborne St. John, Basingstoke

£1,650.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

33 West End, Sherborne St. John

Basingstoke,

RG24 9LE

Two bedroom semi-detached cottage with the added benefit of a wood burner in the sitting room, the property is situated within easy reach of the A340 for access to Tadley or Basingstoke. The accommodation comprises: entrance porch, sitting/dining room with wood burning stove, kitchen with fridge/freezer, oven and hob, dishwasher, space for washing machine and door to back garden, cloakroom. On the first floor there are two double bedrooms and a bathroom suite with shower over bath. The garden extends to the rear and the side of the property with patio area and lawn, brick built shed for storage, wooden shed and further enclosed shed suitable for a motorbike. Parking available to the front of the property.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band -

Energy Performance Rating - E40

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		
81-91 B		
69-80 C		78
55-68 D		
39-54 E	40	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Sales

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
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Lettings & Management

1 High Street
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Development

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GU8 6BQ
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Rural