

To Let



- Modern 2 Bedroom House
- Kitchen/Diner
- Downstairs Cloakroom
- En-suite to Principle bedroom
- Garage and driveway parking
- Link Detached
- Council Tax Band – C
- Energy Performance Rating - C77

Sherfield Park, Basingstoke

£1,595.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

17 Eling Crescent, Sherfield Park

Basingstoke,

RG27 0FJ

A unique two bedroom link detached property with the added benefit of a garage situated on the popular Sherfield Park development with links to both M3/M4. The accommodation comprises: Entrance hall, cloakroom, lounge, kitchen/dining room with oven, hob, extractor, fridge/freezer and washing machine, master bedroom with en-suite shower room, second double bedroom, bathroom, garden, single garage and driveway.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - C77

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

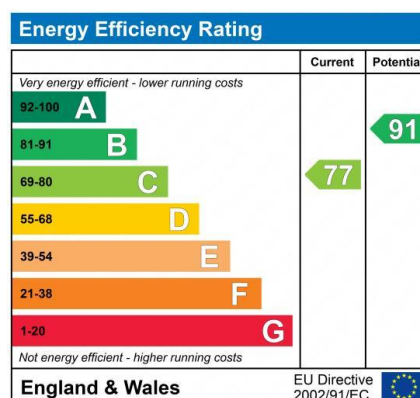
VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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