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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let



- Three bedroom
- Kitchen with appliances
- Lounge diner
- Bathroom with shower over bath
- Garden
- Single garage
- Council Tax Band – D
- Energy Performance Rating - C73

**Rosebank, Basingstoke**

**£1,600.00 PCM**

**SIMMONS & SONS**

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

**31 Barbel Avenue,  
Rosebank,  
Basingstoke,  
RG21 4PA**

Three bedroom terraced property situated in a cul de sac location and within walking distance of Basingstoke Town Centre. Property benefits from new carpets throughout, and newly re decorated. The accommodation comprises: Hallway leading into a Lounge/Diner with patio doors into the garden, cloakroom, good size kitchen with washing machine, fridge freezer, oven and hob and space for dishwasher. Upstairs leading to 2 double bedrooms, Main bedroom with fitted mirror wardrobes, 1 single bedroom, bathroom with shower over bath. Garden with patio area and lawn, single garage in a block opposite the house. M3 is easily accessible and close to local amenities and schools.

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

**Council Tax Band** - D

**Energy Performance Rating** - C73

**Services**

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

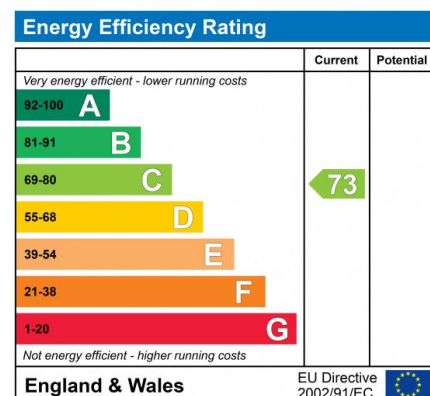
Broadband: Fibre to cabinet

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

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