

To Let



- Quiet cul-de-sac location
- 2 Bedrooms
- Pretty enclosed garden
- Off street parking
- Kitchen Breakfast Room
- Sitting Room
- Council Tax Band – C
- Energy Performance Rating - DD

Tadley

£1,450.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**12 Finch Close,
Tadley,
RG26 3YJ**

Well presented 2 bedroom mid terraced house situated in a quiet cul-de-sac and within walking distance of Tadley swimming pool and local amenities. The property benefits from a pretty enclosed garden with rear access. The accommodation comprises: entrance porch, cloakroom, sitting room, kitchen/breakfast room with oven and hob, fridge/freezer and washing machine, door to rear garden, on the first floor 2 double bedrooms, one with fitted mirror wardrobes, bathroom with shower over bath. To the front of the property is an off road parking space, the rear garden is fully enclosed with patio area, pretty borders and rear gate.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - DD

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

Sales	Lettings & Management	Commercial	Development	Rural
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