

# SIMMONS & SONS

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## Jibbs Meadow, Bramley £1,150 PCM

A two bedroom first floor situated in the heart of the village within walking distance of local amenities and Bramley railway station. The accommodation comprises: lounge, kitchen fitted with appliances including a washing machine, dishwasher, oven and hob and free standing fridge freezer, two double bedrooms, bathroom with shower over bath. Allocated Parking. EPC C/71. Council Tax Band C - £1752.23

- Kitchen with Appliances
- Allocated parking space
- EPC Rating C/71
- 2 Double Bedrooms
- Walking distance of village centre and station
- Council Tax Band C - £1752.23

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## **Disclaimer**

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To book an appointment to view this property please phone the Basingstoke Lettings branch on Tel: 01256 337100 and quote ID: 66516.

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Viewings via: Simmons & Sons, 12 Wote Street, Basingstoke, Hants, RG21 7NW

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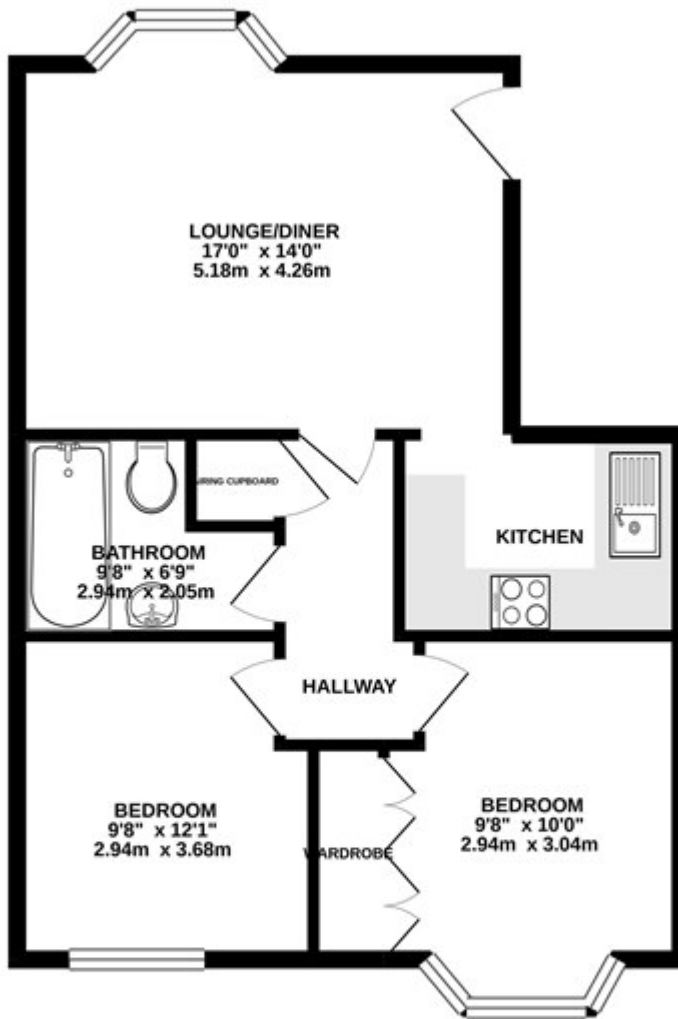


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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