

# To Let



- 1 Bedroom
- Reception room/Kitchen
- Bathroom with shower over
- 2 Parking spaces
- Close to local amenities
- Situated in quiet cul de sac
- Council Tax Band – B
- Energy Performance Rating - D64

**Basingstoke**

**£1,050.00 PCM**

**SIMMONS & SONS**

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# 5 St Nicholas Court, South Ham, Basingstoke, RG22 6US

Situated in a quiet cul de sac and close to local amenities, this well presented one bedroom terraced house benefits from 2 allocated parking spaces. The accommodation comprises: living area open plan to kitchen with understairs storage cupboard, electric oven and hob, fridge/freezer and washing machine. Spacious double bedroom with built in mirrored wardrobes and airing cupboard housing hot water tank, bathroom with electric shower over bath. Small paved area to front of the property, outside storage cupboard with electricity, electric heating, 2 parking spaces.

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

**Council Tax Band** - B

**Energy Performance Rating** - D64

## Services

Heating: Electric

Water: Mains Supply

Sewerage: Mains Supply

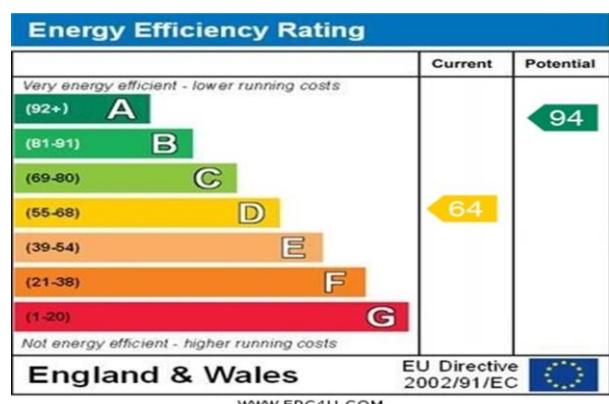
Broadband: Fibre to cabinet

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

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