

# To Let



- 3 double bedrooms
- Bathroom with shower over bath
- Large garden
- Newly decorated throughout
- Garage
- Village location
- Council Tax Band – C
- Energy Performance Rating - D55

**Wootton St Lawrence, Basingstoke**

**£1,800.00 PCM**

**SIMMONS & SONS**

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

**1 The Chestnuts,  
Wootton St Lawrence,  
Basingstoke,  
RG23 8PE**

Light and airy refurbished 3 bedroom semi-detached chalet bungalow, set in the popular village of Wootton St Lawrence within easy reach of Basingstoke Town Centre and Railway station. The accommodation comprises: entrance hall, kitchen/dining room with integrated oven and hob, space for washing machine, slimline dishwasher and fridge/freezer, large pantry, French doors leading to garden, sitting room with open fire, 2 double bedrooms on the ground floor along with a refitted bathroom with shower over bath, on the first floor is a spacious double bedroom and a large storage area. Spacious gardens laid to lawn, shed, single garage and off road parking. OFCH and Septic tank.

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

**Council Tax Band** - C

**Energy Performance Rating** - D55

**Services**

Heating: Oil

Water: Mains Supply

Sewerage: Private Supply

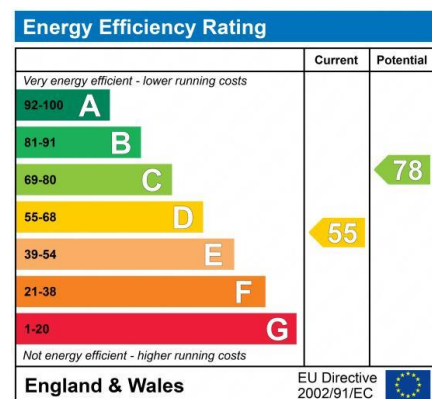
Broadband: Fibre to cabinet

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

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