



## 18 YELLOWHAMMER ROAD BASINGSTOKE

£1,400 Per

Located in the highly desirable Gabriel Park area of Basingstoke, this two bedroom home is set back from the road and enjoys two parking spaces directly to the front. Accommodation comprises; entrance hall, downstairs cloakroom, living room, newly refurbished kitchen/dining room, two bedrooms and a bathroom. There is a pleasant, low maintenance garden to the rear, gas central heating and double glazing throughout. Council tax band C. Sorry, no pets.

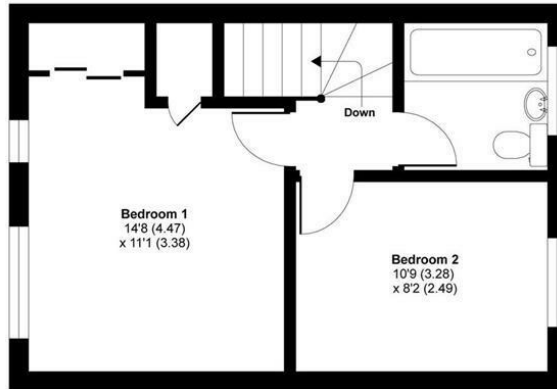




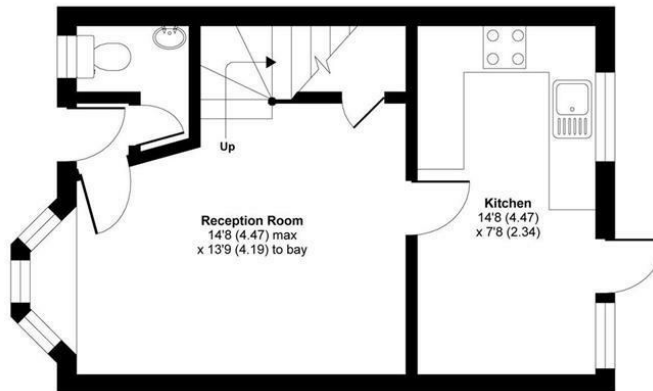


# Yellowhammer Road, Basingstoke, RG22

APPROX. GROSS INTERNAL FLOOR AREA 678 SQ FT 62.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: C      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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