

# To Let



- 1 Bedroom
- Kitchen with appliances
- Utility Porch
- Laminate Flooring
- Garden with shed
- 2 parking spaces
- Council Tax Band – B
- Energy Performance Rating - C73

**Old Hatch Warren, Basingstoke**

**£1,100.00 PCM**

**SIMMONS & SONS**

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

**13 Mahler Close,  
Old Hatch Warren, Basingstoke,  
RG22 4NA**

1 bedroom unfurnished house situated in a quiet cul-de-sac location with the added benefit of 2 allocated parking spaces and enclosed garden. The accommodation comprises entrance porch/utility area with washing machine and tumble dryer, sitting room with laminate floor and large walk in understairs storage cupboard, kitchen with oven, hob and fridge/freezer, double bedroom with two fitted wardrobes, bathroom with shower over bath, larger than average enclosed garden with lawn, seating area, flower beds and shed, 2 allocated parking spaces, gas central heating, double glazing.

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

**Council Tax Band** - B

**Energy Performance Rating** - C73

**Services**

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

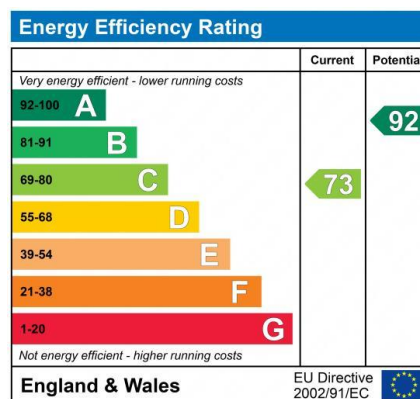
**VIEWINGS** - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

T: 01256 337100

E: basingstoke@simmonsandsons.com



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