

To Let



- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room
- Within Walking Distance of Town
- Low Maintenance Garden
- On Street Parking
- Council Tax Band – C
- Energy Performance Rating - D59

Basingstoke

£1,495.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**52 Queens Road,
Basingstoke,
RG21 7RE**

3 bedroom terraced house with gas radiator heating and low maintenance rear garden, within walking distance of Basingstoke Town Centre and Railway station. The accommodation comprises: entrance hall, sitting room with feature fireplace, dining room with feature fireplace and under stairs storage cupboard, kitchen with electric oven and hob, washing machine, fridge and freezer, (washing machine and fridge/freezer will not be repaired or replaced) door to rear garden, ground floor wet room with 2 showers (no bath). First Floor: spacious master bedroom with feature fireplace and free standing wardrobe, second double bedroom with feature fireplace and wardrobe, single bedroom, large storage cupboard/wardrobe on the landing. The enclosed rear garden is low maintenance being completely paved. GFCH and On Street parking. EPC Rating D/59.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - C

Energy Performance Rating - D59

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

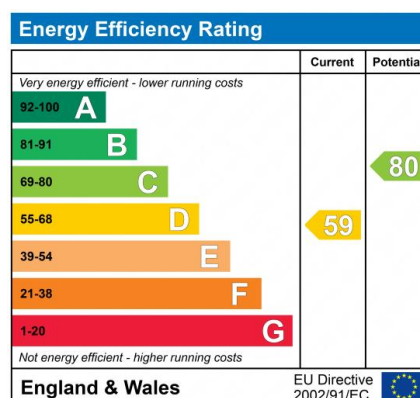
Broadband: Fibre to cabinet

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

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