



3 Bedrooms

House

Guide Price

£270,000

Located in

Basingstoke





## 8 Simmons Walk

Basingstoke | | RG21 4BS



**EXPLORER – A Spacious and Well-Located Three-Bedroom Home** Explorer are pleased to bring to the market this spacious 3 bedroom terraced family home, ideally situated within the sought-after Riverdene development and within easy walking distance of the town centre and mainline railway station, offering direct services to London Waterloo in under an hour.

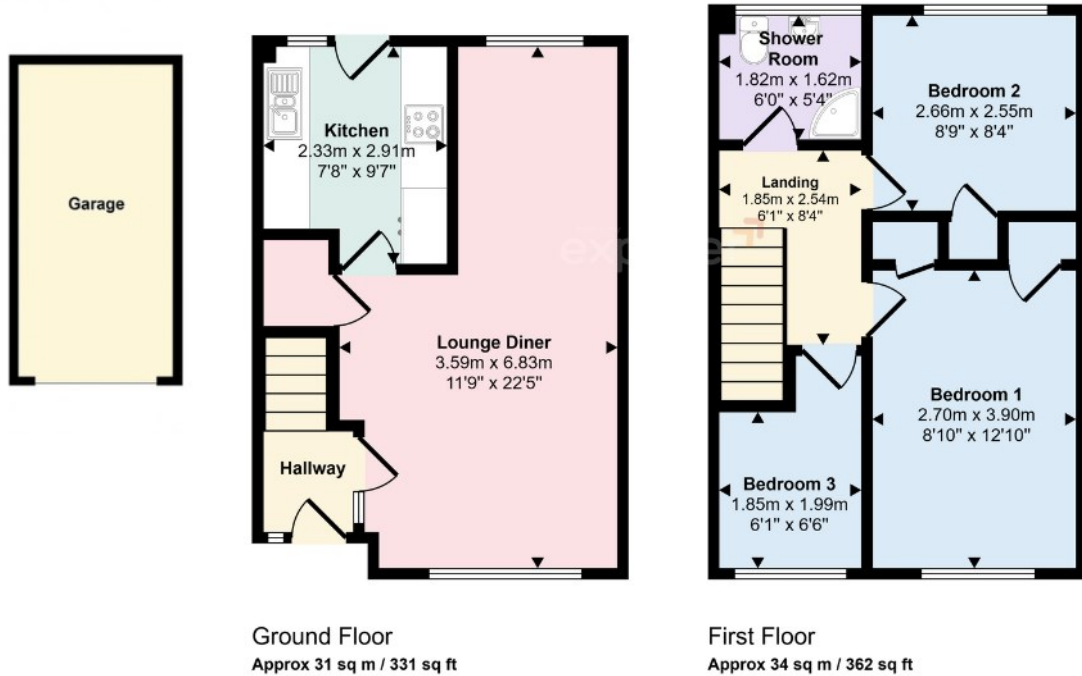
# 8 Simmons Walk

£270,000 Freehold



- Council Tax C
- Close to transport links
- Garage
- Parking
- Freehold
- Close to town
- No Onward Chain
- 3 Bedrooms

Approx Gross Internal Area  
64 sq m / 693 sq ft



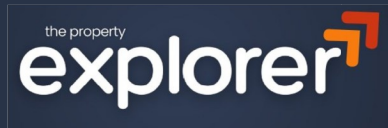
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**EPC Rating: D**  
**Council Tax Band C**  
**Local Authority**

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.

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

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