



Oaklands Way

Basingstoke RG23 8LZ

Description

This three bedroom unfurnished semi-detached house is situated in an established and popular residential area on the western edge of town with a good range of local amenities close at hand.

The property has a smart contemporary kitchen (including a gas hob, electric oven, dishwasher and washing machine) and modern bathroom suite.



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Accommodation

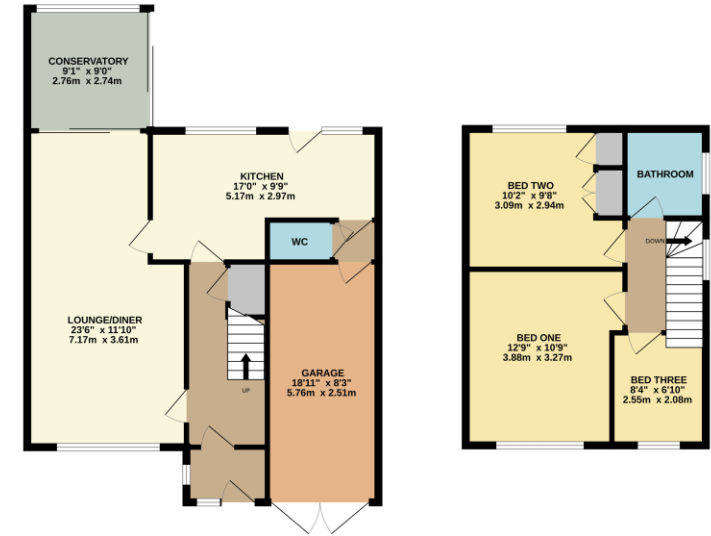
- Hallway
- Downstairs cloakroom
- Lounge/diner
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Garage
- Unfurnished

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
756 sq ft. (70.3 sq m.) approx.

1ST FLOOR
420 sq ft. (39.0 sq m.) approx.



TOTAL FLOOR AREA: 1176 sq ft. (109.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with a prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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