



St Hilda Gardens

Basingstoke RG24 9QN

Description

This modern two bedroom semi detached house is conveniently located close to Basingstoke's North Hampshire Hospital and within walking distance to local schools and amenities. It is also offered for sale with no onward chain!

The ground floor has a living room to the front with the kitchen/diner across the back giving access via French doors to the garden. There is also a cloakroom off the hallway.

Upstairs, there are two double bedrooms and a modern white suite bathroom.

Externally, this property has a large enclosed garden with a patio area and side gate for access.

A driveway to the side of the property offers space for approximately two cars.

As with most new estates there is a charge which the owners have confirmed is £295.00, this will need to be verified.



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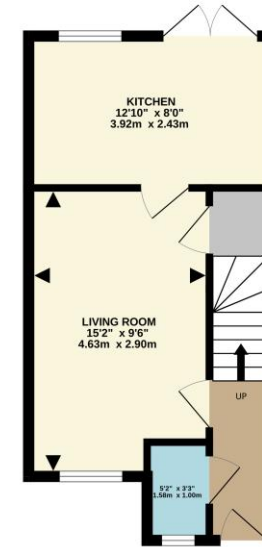
Accommodation

- Hallway
- Cloakroom
- Living room
- Kitchen/diner
- Two bedrooms
- Bathroom
- Garden
- Driveway parking
- Estate charge £295

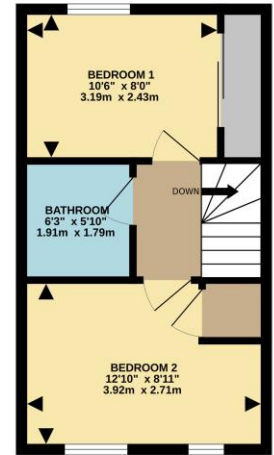
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
320 sq. ft. (29.8 sq.m.) approx.



1ST FLOOR
298 sq. ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq. ft. (57.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any variation or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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