



Pitman Close

Basingstoke RG22 6LU

Description

This delightful two bedroom (used to be three) detached bungalow is offered for sale with no onward chain. It has good size gardens and its elevated position offers a pleasant outlook over trees and rooftops at the rear. It has potential for extension – subject to planning.

There is a central hallway with both bedrooms either side at the front. Bedroom one has fitted wardrobes (not shown on the floorplan). The living room has patio doors, which frame views of the pretty garden to the rear and the original third bedroom is now an adjacent dining room. The kitchen has plenty of cupboards and has the gas fired boiler. The bathroom has a white suite with an electric shower over the bath.

There is a garage to the rear with a long driveway running down the side of the property.



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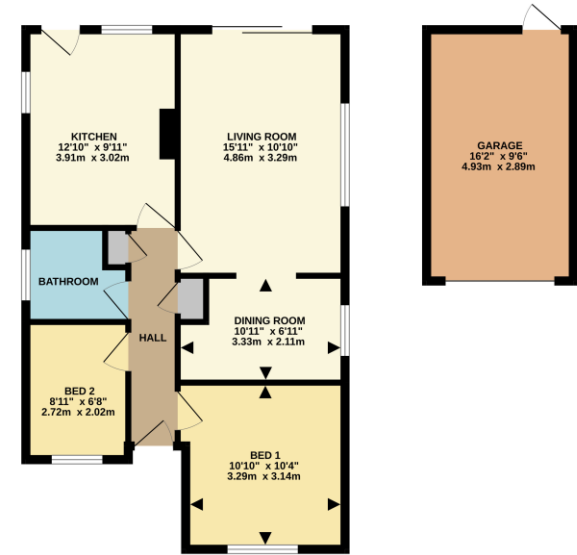
Accommodation

Hall
 Living room
 Dining room
 Kitchen
 Two bedrooms
 Bathroom
 Garage
 Driveway
 Gardens

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(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
 785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq. ft. (72.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the British standard form, measurements of floor, ceiling, room and site areas are approximate and no responsibility is taken for any errors or omissions in this respect. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. Made with Metronix CAD23



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