



# Buckland Avenue Basingstoke

RG22 6JA

## Description

This two bedroom semi-detached bungalow has been the subject of much improvement during the last two years including a new kitchen, shower room and gas boiler. It is situated in a sought after area close to local shops and bus routes and has a garage and plenty of parking.

The central hallway has two double bedrooms to either side at the front. At the rear is the living room and this has french doors out to the large conservatory. The kitchen has just been refitted and has high gloss finish, soft closing cupboards and drawers complemented by stone composite worksurfaces and new flooring.

The stylish shower room has a walk-in shower cubicle with a dual function shower and has smart contemporary wall tiling.

Outside there are gardens to the front and rear, which are mainly laid to lawn.



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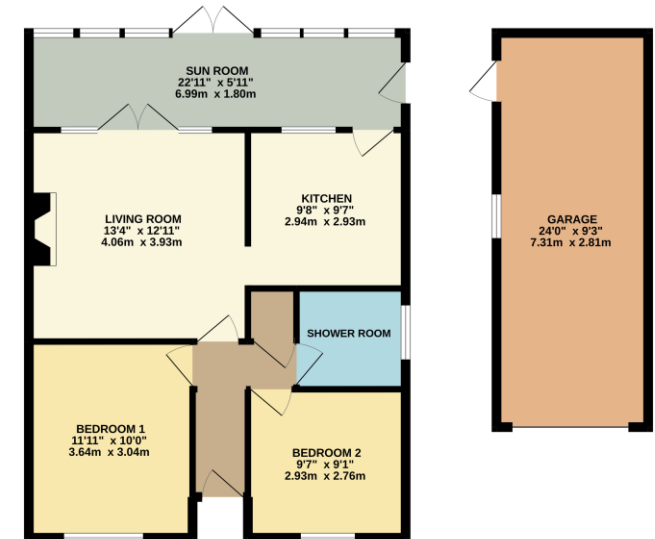
## Accommodation

Entrance hall  
Living Room  
Kitchen  
Conservatory  
Two bedrooms  
Shower room  
Garage  
Driveway  
Gardens

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements shown, drawings, plans and any other items are approximate and no responsibility is taken for any errors, omissions, mistakes or any other errors. This plan is for guidance only and should be used for guidance only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
Made with Metagix C2022



## Basingstoke Office

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