



Woodroffe Drive

Basingstoke RG22 6NH

Description

This spacious three bedroom semi-detached bungalow is set in a popular area with local amenities close at hand. It is offered for sale with no onward chain.

The property has a central hallway with the three bedrooms being set towards the front with the two largest having fitted wardrobes.

The bathroom has a white suite with an electric shower fitted over the bath.

To the rear is a decent size living room, which has french doors leading out into a small sun room.

The kitchen has a good range of wall and base mounted cupboards with integrated appliances including an inset electric hob with a built-in oven.

Externally, the front garden is laid to lawn with a block paved driveway providing parking for a couple of cars. The rear garden is south-east facing and has a small paved patio area with a lawn and flower and shrub beds beyond.



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Accommodation

Entrance hall
Living room
Kitchen
Three bedrooms
Bathroom
Sun room
Gardens
Driveway parking
Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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