



Charles Street

Basingstoke RG22 6PR

Description

This spacious two bedroom semi detached bungalow has undergone some transformation in recent times with a new modern kitchen, living room and is now currently having the three remaining rooms updated including the bathroom to a walk in shower room.

Situated within a quiet location there are local amenities and bus routes within walking distance.

The accommodation comprises a wide hallway, kitchen/breakfast room, lounge/diner, two double bedrooms, shower room and an exceptional rear garden.

In addition, the property is offered for sale with no onward chain. Viewings are by appointment.



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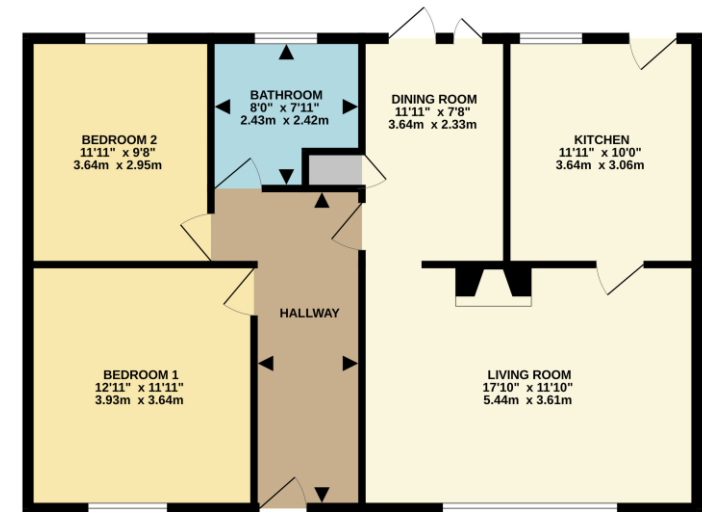
Accommodation

Hallway
 Kitchen/breakfast room
 Lounge/diner
 Two large bedrooms
 Shower room
 Garden
 No onward chain

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	
(69-80)	C	79
(55-68)	D	63
(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
 870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given as to their quality or efficiency can be given.
 Made with Metreplus 10/2023



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