

# Orkney Close, Basingstoke

**£1,300**

MARTIN&CO

# Orkney Close, Basingstoke

House - End Terrace

3 Bedrooms, 3 Bathroom

£1,300

Date Available: 30th January 2024

Deposit: £1,500

Not specified

- Council Tax Band C
- EPC Rating C 71
- Deposit £1500
- Three Double Bedrooms
- Newly Fitted Carpet Flooring
- Recently Redecorated
- Garage
- Available Immediately

Martin & Co are delighted to offer to the market this freshly decorated three bedroom house. Internally the property benefits from a large living room with newly fitted carpet flooring, downstairs WC, kitchen with space for appliances, Three double bedrooms all with newly fitted carpet flooring and family bathroom. Externally the property benefits from a fully enclosed rear garden with access to a garage and communal parking to the rear. Available immediately on an unfurnished basis.

Minimum household income for references required - £39,000
Holding deposit (one weeks rent) - £300.00



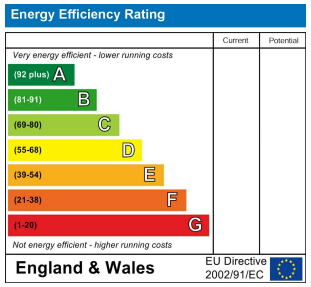


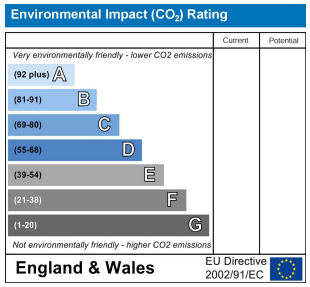









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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**01252 311974**
**http://www.martinco.com**

MARTIN&CO

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman