



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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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TO LET



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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, sellers(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.

Riverdene

3 Bedrooms, 2 Bathroom, End of Terrace

£1,400 pcm





Riverdene

End of Terrace,
3 bedroom, 2 bathroom

£1,400 pcm

Date available: Available Now

Deposit: £1,615

Unfurnished

Council Tax band: C

- Three Bedrooms
- 16ft Lounge
- 17ft Kitchen/Dining Room
- Downstairs Cloakroom
- 33ft Rear Garden
- Single Garage
-

Recently redecorated throughout and benefiting from a newly fitted kitchen, this three bedroom end terrace home is conveniently located close to Basingstoke town centre and railway station. Features include a spacious living room, kitchen/dining room, enclosed rear garden and garage in a nearby block.

ENTRANCE HALL Laminate floor and stairs to the landing.

SHOWER ROOM Side aspect window, low-level WC, wash hand basing, enclosed shower cubicle and laminate floor.

LIVING ROOM 16' 9" x 14' 6" (5.1m x 4.4m) A spacious reception room featuring a large front aspect window providing plenty of natural light. Recently redecorated in neutral tones and complemented by wood effect flooring, the room offers ample space for both living and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



dining furniture.

KITCHEN/DINER 17' 6" x 8' 3" (5.345m x 2.521m) A recently refitted kitchen/dining room offering an excellent social and family space. The kitchen is fitted with a modern range of high gloss wall and base units complemented by contrasting work surfaces, an integrated oven and hob, extractor hood and space for additional appliances. The dining area enjoys direct access to the rear garden via French doors, allowing plenty of natural light into the room and making it ideal for everyday dining and entertaining. A breakfast bar provides additional worktop space and casual seating, creating a practical and versatile layout. Neutral décor and tiled flooring complete the room..

BEDROOM ONE 11' 0" x 10' 2" (3.4m x 3.1m) A double bedroom featuring a front aspect window, laminate flooring and radiator. The room also benefits from a built in wardrobe and airing cupboard, providing useful storage space

BEDROOM TWO 12' 5" x 10' 2" (3.8m x 3.1m) A double bedroom featuring a rear aspect window, built in wardrobe, laminate flooring and radiator. Recently redecorated in neutral tones.

BEDROOM THREE 11' 3" x 7' 1" (3.4m x 2.2m) A



single bedroom featuring a rear aspect window, laminate flooring and radiator. Recently redecorated in neutral tones and benefiting from fitted shelving

BATHROOM Fitted with a white suite comprising a panel enclosed bath with shower attachment, wash hand basin and low level WC. Fully tiled walls, heated towel rail, extractor fan and obscure glazed front aspect window.

OUTSIDE To the rear of the property, there is an enclosed, low maintenance garden.

To the front of the property, there is a small garden. There is parking in the road, and a garage located in a separate block.

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit

