



# Elgar Close

Basingstoke RG22 4DW

## Description

First floor maisonette within walking distance to local amenities. This recently redecorated unfurnished property has two double bedrooms with a living room and separate kitchen. There is also an enclosed private garden.

Situated on the first floor the stairs lead immediately to the main hallway, the centre hub to the apartment where you can access every room easily.

The living/dining room is situated to the front overlooking the green. The kitchen has plenty of storage cupboards and comes with a new oven.

The bathroom is a white suite, with a new heated towel rail and airing cupboard.

There are two double bedrooms, the larger one has a small balcony and a cupboard. The second bedroom is to the rear again with a cupboard.

Externally, there is an enclosed garden to the rear with a lawn and shingle area. There is a single garage with driveway parking in front of it.





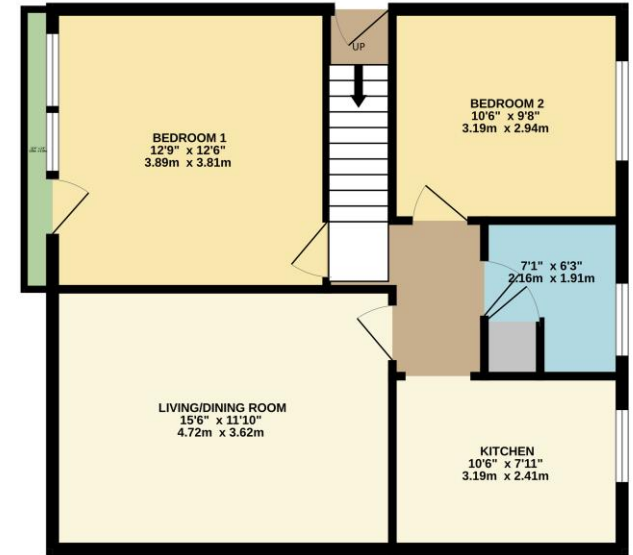
# Accommodation

- First floor unfurnished masionette
- Living Room
- Two double Bedroom
- Kitchen
- Bathroom
- Enclosed rear garden
- Garage

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		EU Directive 2002/91/EC

FIRST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the floorplan. The plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency on the given date.  
 Made with Merge 6/2025



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