



Selby Walk, Basingstoke, RG24 9DZ

£315,000 Freehold



Right Choice Estate Agents are delighted to offer to market this Four bedroom end terrace family home. The property offers flexible accommodation with the option of four bedrooms or having an ideal space on the ground floor for a second lounge or a space that could be used to work from home.

The ground floor is comprised of an entrance hallway, shower room and two double bedrooms.

The first floor offers a fitted kitchen dining room and a generous living room.

The second floor benefits from a refitted shower room and two double bedrooms.

Externally to the rear, the property boasts an enclosed garden which has gates to driveway parking and a large shed. There is also access to additional communal parking.

Additional features include double glazing and gas radiator heating.

**Location:** Popley is a popular residential area just north of Basingstoke town centre, offering a great mix of homes ideal for families, first-time buyers, and investors alike. The area boasts good local schools, shops and green spaces.

With convenient access to the A33, M3, and regular bus routes, plus nearby parks, and healthcare services, Popley combines suburban comfort with excellent connectivity to Basingstoke and beyond.

**Tenure:** Freehold

**Energy Performance Certificate Rating:** TBC

**Local Authority:** Basingstoke & Deane Borough Council: Band C

**Viewing Details:** Strictly by appointment only. Please Contact Right Choice Estate Agents.



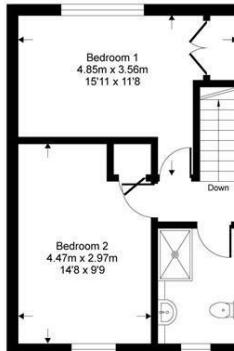




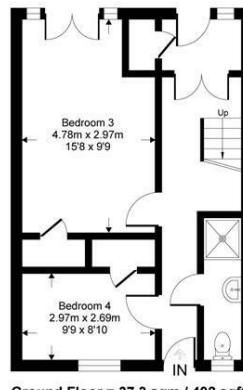
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales	EU Directive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

### Selby Walk

Approximate Gross Internal Area = 110.6 sq m / 1191 sq ft



Second Floor = 35.9 sqm / 387 sqft



Ground Floor = 37.3 sqm / 402 sqft



First Floor = 37.3 sqm / 402 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.