





Right Choice Estate Agents are delighted to offer to the market this well presented family home. Having been built in 2022, the property is still under the NHBC guarantee until 2032. Located within the highly desirable area of Limes Park., this spacious town house offers flexible accommodation for modern living.

The ground floor is comprised of an entrance hallway, study/fifth bedroom, a W/C and a spacious kitchen dining room which leads into the garden.

The first floor offers the generous living room, third bedroom and a family bathroom.

The second floor provides another family bathroom and three bedrooms, two of which are good size double rooms, with the master bedroom boasting large fitted wardrobes.

Externally the property offers a secure enclosed rear garden and allocated parking with additional access to visitors spaces.

Energy Performance Certificate Rating: B.

Location: Limes Park is well located and offers fantastic local schools and shops along with regular bus links into the town centre. The nearby M3 provides an excellent link to London and the South Coast, and the A339 offers links to Newbury. Basingstoke town centre offers great shopping and restaurants, as well as a fast train service to London Waterloo taking approximately 45 minutes.

Tenure: Freehold.

Local Authority: Basingstoke & Deane Borough Council, Tax Band E.

Estate Charge: approximately £356 per year.

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>		<b>95</b>
(81-91) <b>B</b>	<b>86</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		

### Oakenshaw Reach

Approximate Gross Internal Area = 137.3 sq m / 1479 sq ft



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.



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