



Right Choice Estate Agents are delighted to offer to the market this two bedroom semi detached house in the popular area of Brighton Hill. The ground floor offers a living room and a fitted kitchen. The first floor benefits from two double bedrooms a fitted bathroom. Additional features include a large private rear garden and ample driveway parking.

Location: Beecham Berry is located in the popular Brighton Hill, close to schools, dentists, doctors and other amenities, shops, take away's and parks, great community with bus service and convenient access to the M3 positioned to the south of Basingstoke.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

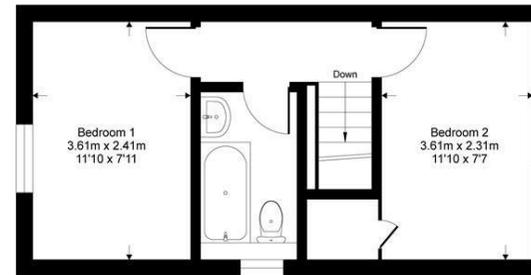




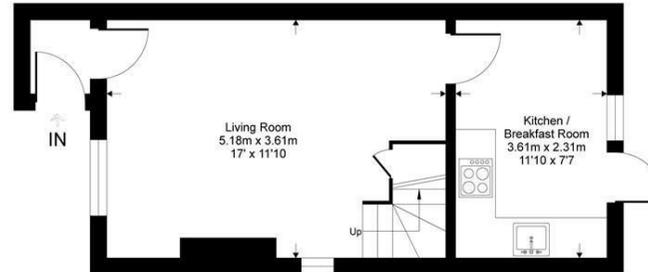
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Beecham Berry

Approximate Gross Internal Area = 56.4 sq m / 608 sq ft



First Floor = 27.5 sqm / 297 sqft



Ground Floor = 28.8 sqm / 311 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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100