



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this very well presented, extended two bedroom semi-detached property. Located in the popular area of Tadley, this property could offer the success buyer a swift completion as the current owners have already secured a vacant property to purchase.

From the moment you arrive, the property makes a great first impression, with impressive curb appeal. Internally the property continues to impress with a traditional entrance hallway leading to a modern, recently refitted kitchen with integrated appliances and a spacious lounge which flows into the large rear extension with a beautiful, vaulted ceiling that provides excellent entertaining space and leads into the rear garden via French doors.

The first floor offers two generous double bedrooms and a well-appointed family bathroom.

Externally to the rear, the property offers an impressive enclosed rear garden with a substantial workshop with power and lighting. To the front, there is an ample drive and access to the garage which leads through to the workshop.

Additional benefits include, a recently installed replacement combi-boiler, a log burner in the lounge and an ample wood store in the garden.

Located in Tadley, the area offers a range of leisure, recreational and educational facilities catering for most day-to-day requirements, including schools, two supermarkets, a golf course and a swimming pool. The property is fantastically positioned for the convenience of Tadley and the excellent country walks through Pamber Forest and Silchester Common. For commuting purposes nearby Basingstoke offers access to the M3 and the Waterloo line and Reading offers access to the M4 and the Paddington line.

Tenure: Freehold with no estate charge.

EPC Rating: C.

Local Authority: Basingstoke & Deane Borough Council - Band C.

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

We are obliged under section 21 of the Estate Agents Act 1979, to inform you that this property belongs to a family member of a director of Right Choice Estate Agents.

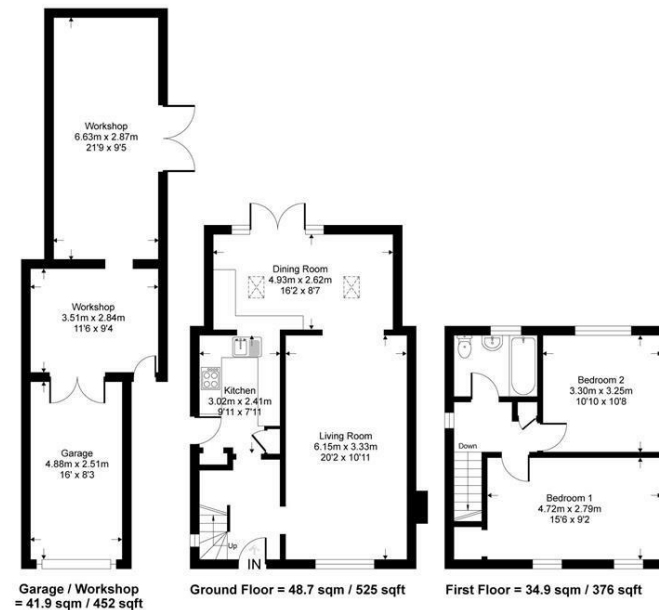




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales		
	EU Directive 2002/91/EC	

Franklin Avenue

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft
 Approximate Garage Internal Area = 12.2 sq m / 132 sq ft
 Approximate Workshop Internal Area = 29.7 sq m / 320 sq ft
 Approximate Total Internal Area = 125.6 sq m / 1353 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.

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.

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