



Right Choice Estate Agents are delighted to offer to the market this well presented end of terrace family home. The ground floor offers an entrance hallway, open plan living/kitchen area, utility and w/c. The first floor benefits from three bedrooms two of which are doubles and a modern fitted bathroom. Additional features include a private rear garden and access to communal parking.

Location: Nestled just a stone's throw from Basingstoke town centre, Culver Road delivers exceptional value for families and professionals alike. With great local schools, seamless transport links, and a warm community vibe, this well-connected neighbourhood is perfect for those seeking both connection and community.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

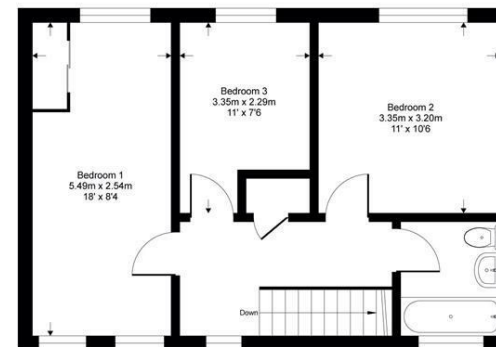




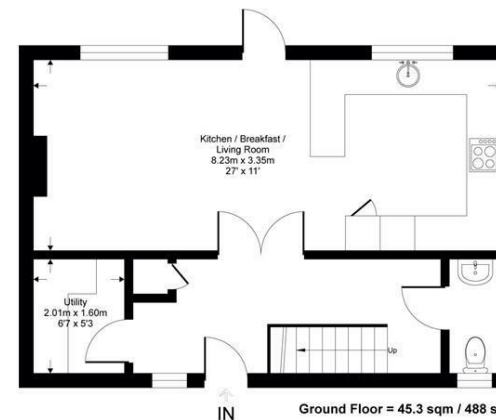
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Culver Road

Approximate Gross Internal Area = 90.6 sq m / 976 sq ft



First Floor = 45.3 sqm / 488 sqft



Ground Floor = 45.3 sqm / 488 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.

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