



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this well presented extended three bedroom detached bungalow. This property has been vastly improved by the current owners and is situated at the end of a quiet cul-de-sac.

The living accommodation offers a traditional entrance hallway leading to a recently fitted kitchen, bathroom and a spacious extended lounge/dining room with bi-fold doors leading to the garden. There are also three ample bedrooms, two of which are well proportioned double rooms with built in wardrobes and the master bedroom also benefits from an ensuite shower room.

Externally there is a generous enclosed rear garden, large garage and driveway parking for several vehicles.

Additional features include double glazing, gas radiator heating, integrated kitchen appliances and electric garage door.

Location: Wayside Road is situated just off the Roman Road in Basingstoke. The property is located on the edge of an established residential area and provides easy access to the B3400, A339 and M3. The location also offers easy access to local schools and shops along with bus links into the town centre. Basingstoke town centre benefits from a railway station with a main line service to London Waterloo, taking approximately 45 minutes.

Tenure: Freehold.

EPC Rating: D.

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

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

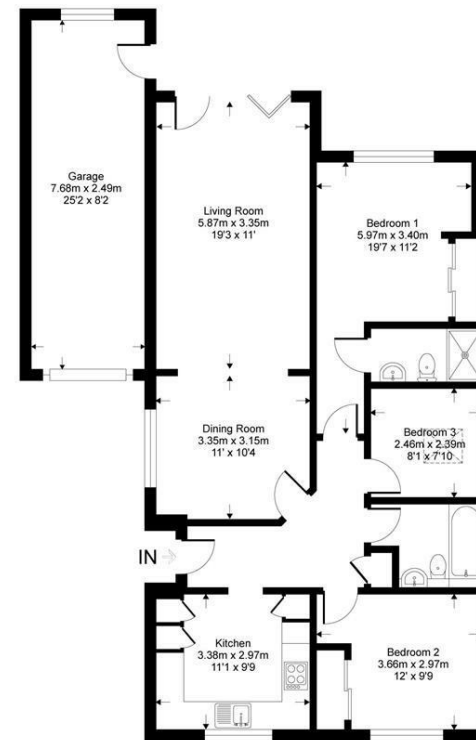




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Marward

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
Approximate Garage Internal Area = 19 sq m / 205 sq ft
Approximate Total Internal Area = 111.5 sq m / 1201 sq ft



Ground Floor / Garage = 111.5 sqm / 1201 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.



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