



\*COMPLETE ONWARD CHAIN\* Right Choice Estate Agents are delighted to offer to the market this four bedroom semi-detached family home, located in the popular Beggarwood area.

The ground floor offers a traditional entrance hallway, fitted kitchen, living room, dining room, w/c and conservatory.

The first floor benefits from a family bathroom and three bedrooms, two of which are double rooms with one having an ensuite shower room.

The second floor provides the master bedroom with an ensuite shower room and dressing area.

Externally the property boasts an enclosed low maintenance garden to the rear and a garage with driveway parking for two to three vehicles to the front.

Additional features include gas radiator heating and double glazing.

Room measurements: Lounge / Diner 16' 6" x 14' 5" max ( 5.03m x 4.39m max ) - Conservatory 12' 7" x 8' 2" ( 3.84m x 2.49m ) - Kitchen 13' 3" x 7' 9" ( 4.04m x 2.36m ) - Bedroom 1 26' 9" restricted headheight x 11' 7" ( 8.15m restricted headheight x 3.53m ) - Bedroom 2 11' 6" x 8' 2" ( 3.51m x 2.49m ) - Bedroom 3 10' 5" x 8' 4" ( 3.18m x 2.54m ) - Bedroom 4 8' 3" x 6' 1" ( 2.51m x 1.85m )

Location: Beggarwood provides easy access to M3 junction 7, A303, A30 and with main line railway to London Waterloo situated in nearby Basingstoke town centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away offering diverse shopping and restaurant dining.

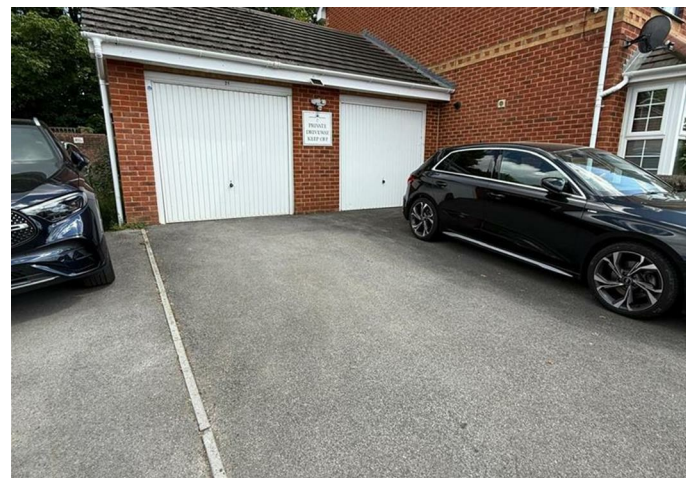
Tenure: Freehold, with no estate charge.


EPC Rating: TBC

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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