



Right Choice Estate Agents are delighted to offer to the market this two double bedroom period property located within the Worting area.

The ground floor offers a dining room and lounge with period features and a refitted kitchen giving access to the rear garden.

The first-floor benefits from two generous double bedrooms and a refitted family bathroom.

Additional features include gas central heating, double glazing, private enclosed rear garden and access to communal parking.

Location: Worting is located to the East of Basingstoke and provides easy access to the A339 and B3400. The location also offers easy access to local schools and shops along with bus links into the town centre.

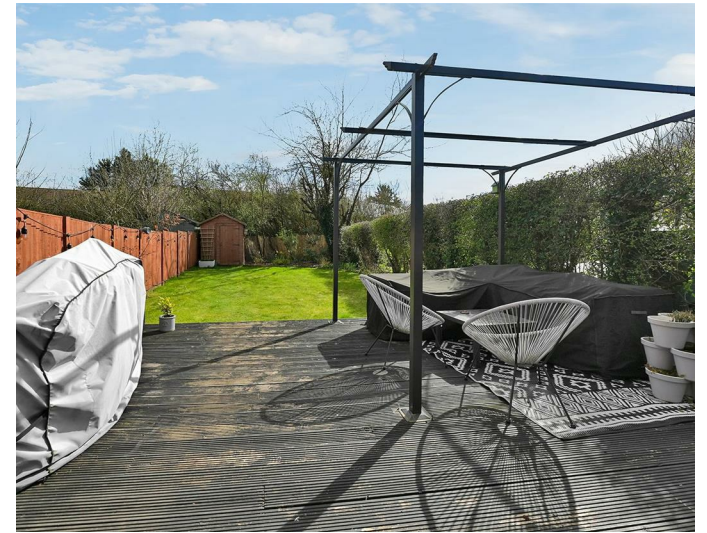
Tenure: Freehold

EPC Rating: TBC

Local Authority: Basingstoke & Deane Borough Council - Band C

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

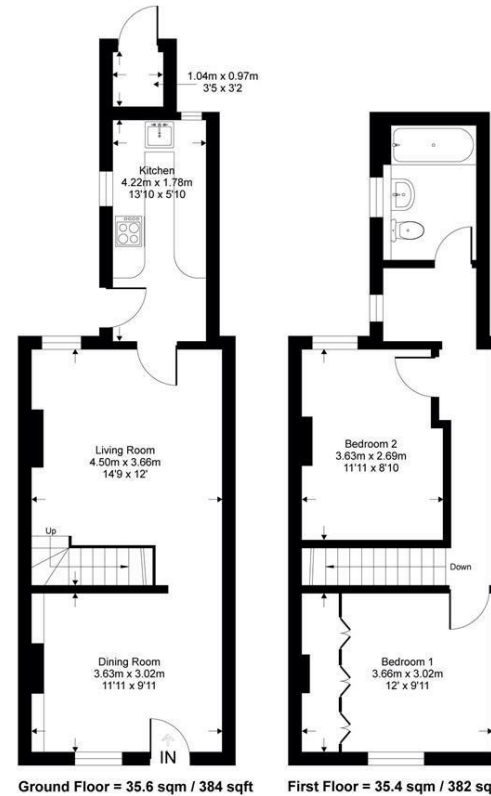




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

East View

Approximate Gross Internal Area = 71.1 sq m / 766 sq ft
Approximate Outbuilding Internal Area = 1 sq m / 11 sq ft
Approximate Total Internal Area = 72.1 sq m / 777 sq ft



Ground Floor = 35.6 sqm / 384 sqft

First Floor = 35.4 sqm / 382 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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