



Right Choice Estate Agents are delighted to offer to the market this two bedroom property, located in the popular area of Brighton Hill.

The ground floor provides an entrance hallway, an ample kitchen, spacious living room and large conservatory.

The first floor benefits from two double bedrooms with fitted wardrobes, a recently refitted shower room and a separate w/c.

Externally, the property offers a private rear garden with a rear access gate and access to communal parking.

Additional benefits include double glazing and gas radiator heating.

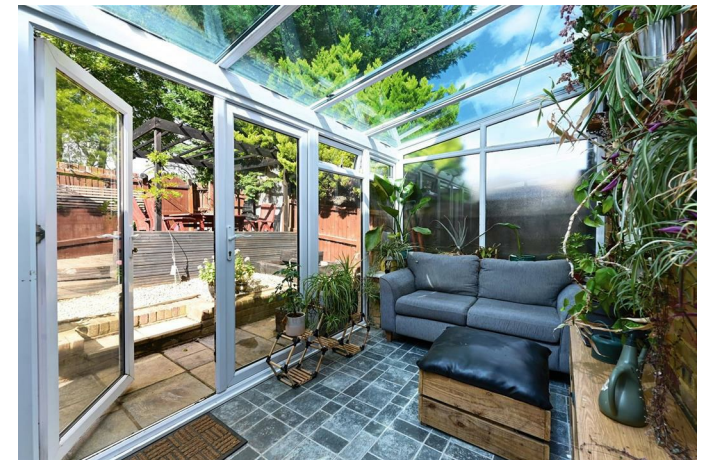
Location: Wagner Close is located in the popular Brighton Hill area, which is close to many amenities which include schools, doctors, shops, take away's and parks. The area has a regular bus service and convenient access to the M3 positioned to the south of Basingstoke. Basingstoke town centre, provides a Railway Station with a Main Line service to London Waterloo as well as shops, a cinema, restaurants and bars.

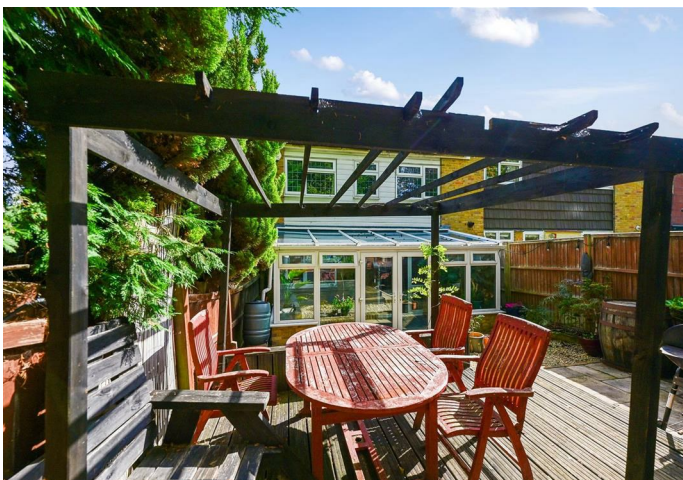
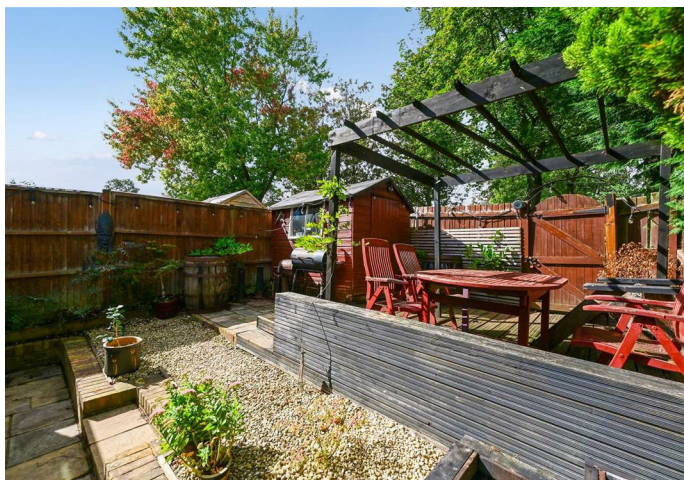
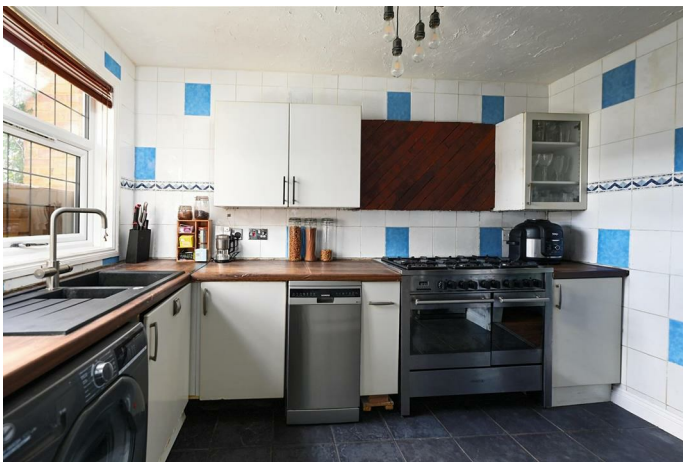
Tenure: Freehold with no estate charge

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

EPC Rating: C

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

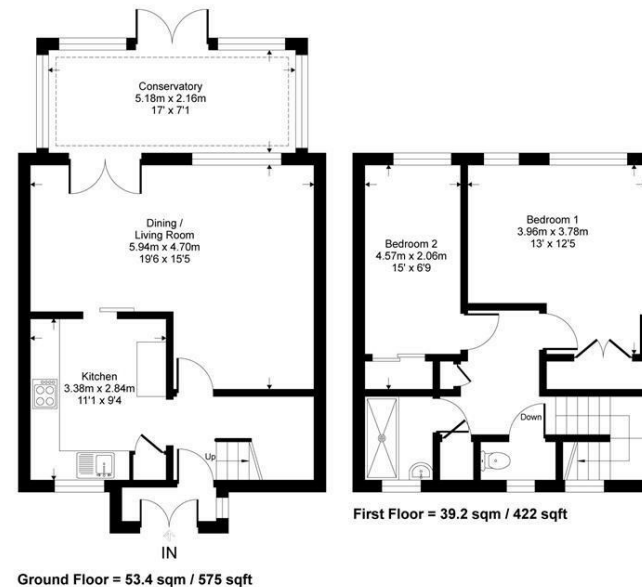




| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          | <b>77</b> | <b>87</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>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Wagner Close

Approximate Gross Internal Area = 92.6 sq m / 997 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. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100