



Right Choice Estate Agents are delighted to offer to the market this two bedroom property located within the popular Hatch Warren area.

The ground floor is comprised of an entrance hallway, a living room with access to understairs storage and a refitted kitchen with integrated appliances providing access to the garden.

The first-floor benefits from two ample bedrooms and a family bathroom.

Externally, there is an enclosed garden to the rear of the property with an access gate and outside tap and there is allocated parking located to the front.

Further benefits include a fully boarded loft with light, double glazing and gas radiator heating with a replacement boiler fitted in 2023.

Location: Heritage View is located in the popular Hatch Warren area, positioned to the south of Basingstoke. The location gives easy access to junction 7 of the M3 motorway and is just 3 miles from the centre of Basingstoke which boasts a Bus Station and Railway Station with a Main Line service to London Waterloo. Hatch Warren also offers a wide range of local amenities including schools and supermarkets.

Tenure: Freehold with no estate charge.

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council, Tax 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Calleva Close

Approximate Gross Internal Area = 54.4 sq m / 586 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.

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