



Closed Onward Chain Right Choice Estate Agents are delighted to offer to the market this semi detached family home in the popular area of Eastrop. The ground floor offers a living/dining room, kitchen, utility, study, sunroom & w/c. The first floor benefits from three bedrooms and a shower room. Additional features include a large private rear garden & driveway parking.

Location: Eastrop, Basingstoke is a highly sought-after area offering the perfect balance of town convenience and green surroundings. Just a short walk from Basingstoke town centre and the Festival Place shopping hub, Eastrop boasts excellent transport links, including easy access to the M3 and mainline rail services to London. The neighbourhood features the beautiful Eastrop Park, with its lake, gardens, and open space ideal for families. With reputable schools, local amenities, and a welcoming community feel, Eastrop is an attractive choice for both professionals and families looking for a vibrant yet peaceful place to call home.

Tenure: Freehold

Local Authority: Basingstoke & Deane - Band C

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

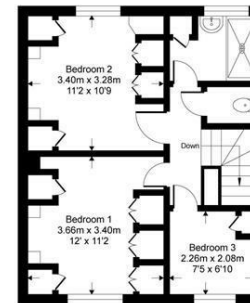




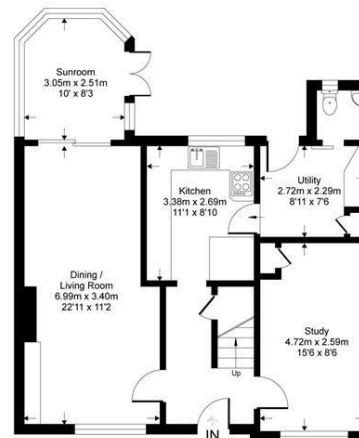
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Larkrise

Approximate Gross Internal Area = 110.5 sq m / 1190 sq ft



First Floor = 40.2 sqm / 433 sqft



Ground Floor = 70.3 sqm / 757 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. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100