



Right Choice Estate Agents are delighted to offer to the market this spacious end of terrace family home. The ground floor offers an entrance hallway, fitted kitchen, living room, dining room and a w/c. The first floor benefits from a refitted bathroom and three bedrooms, two of which have built in storage. Externally the property boasts a garage, garden and access to communal parking.

Location: Popley is a popular residential area just north of Basingstoke town centre, offering a great mix of homes ideal for families, first-time buyers, and investors alike. The area boasts good local schools, shops and green spaces. With convenient access to the A33, M3, and regular bus routes, plus nearby parks, and healthcare services, Popley combines suburban comfort with excellent connectivity to Basingstoke and beyond.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council: Band C

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

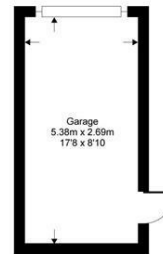




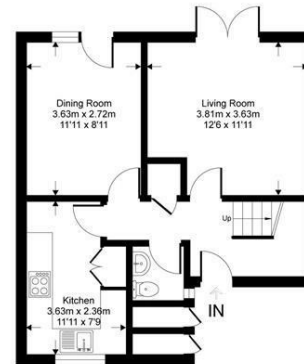
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

### Pitcairn Close

Approximate Gross Internal Area = 88 sq m / 948 sq ft  
 Approximate Garage Internal Area = 14.4 sq m / 156 sq ft  
 Approximate Total Internal Area = 102.4 sq m / 1104 sq ft



Garage = 14.4 sqm / 156 sqft



Ground Floor = 44 sqm / 474 sqft



First Floor = 44 sqm / 474 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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