



CLOSED ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this extended, very well presented four bedroom semi-detached terrace family home in the popular Cranbourne area.

The ground floor provides flexible living due to the substantial extensions and would work perfectly for any family who are looking for multi-generational living or space to work from home. The well thought out accommodation provides a traditional entrance hallway, a generous living room, study, utility, fitted kitchen which is open to a dining area and family room. In addition there is ample bedroom and a downstairs shower room.

The first floor benefits from three ample bedrooms two of which are spacious doubles and a fitted family bathroom.

Externally to the rear, the property offers a private enclosed corner plot garden with side access. To the front, there is a drive, comfortably providing parking for three vehicles and an EV charging point.

Additional benefits include, a replacement fuse board in 2023, cavity wall insulation in 2011, replacement double glazed windows in 2022, replacement boiler in 2024.

Location: Cranbourne is situated on the outskirts of the town centre. Close by you will find great local amenities. There is a regular bus service to the town, and various routes to walk should you wish. Basingstoke town centre provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo. The property also offers great access to the M3 via Basingstoke's ring road.

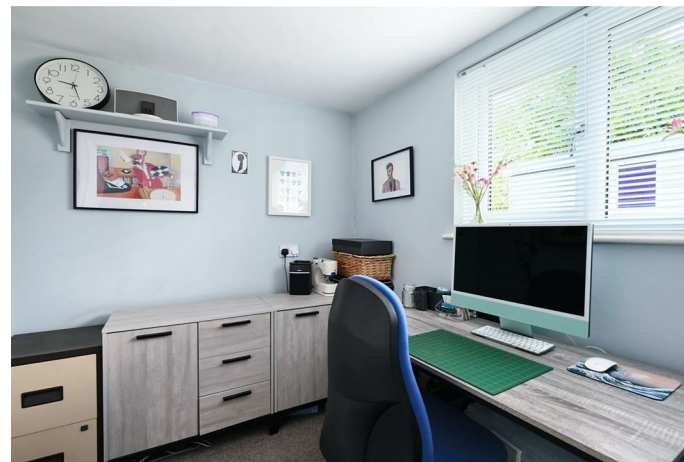
Tenure: Freehold with no estate charge.

EPC Rating: C.

Local Authority: Basingstoke & Deane Borough Council - Band D.

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

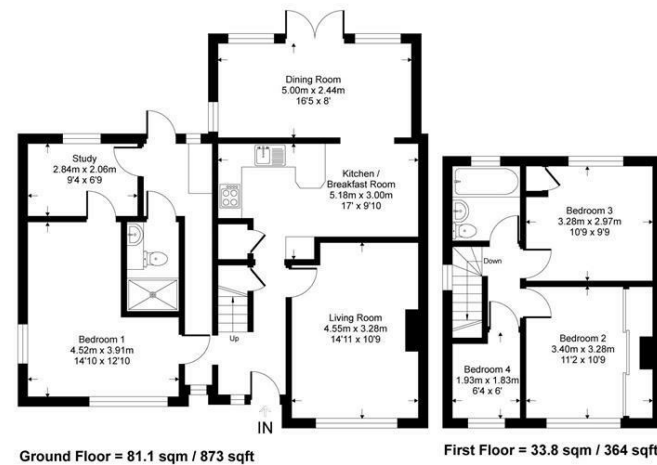




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Blunden Close

Approximate Gross Internal Area = 114.9 sq m / 1237 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