



**The Hedgerows, Lychpit, Hampshire, RG24
8FQ**

£350,000

NO CHAIN!!! LODDON PROPERTIES is pleased to offer this delightful three bedroom, semi-detached property to the market. The downstairs accommodation comprises of fully fitted kitchen with breakfast bar, cloakroom, large living room with French doors in to the garden, separate dining area, once again with French doors to the garden and a family room. Outside at the back you will find a sunny, private enclosed garden with decking, the rest is laid to lawn and has a storage shed. Upstairs, you will find three good sized bedrooms with two boasting built in cupboards, an airing cupboard and the family bathroom. The property is situated close to local shops including Tesco's supermarket. Basingstoke town centre is within a short drive and offers multiple shopping and recreational facilities including: Festival Place shopping centre, the Anvil Concert Hall and Haymarket Theatre. The commuter is well catered for with easy access to junction 6 of the M3 and the mainline station which offers a regular service to London Waterloo in about 45 minutes.

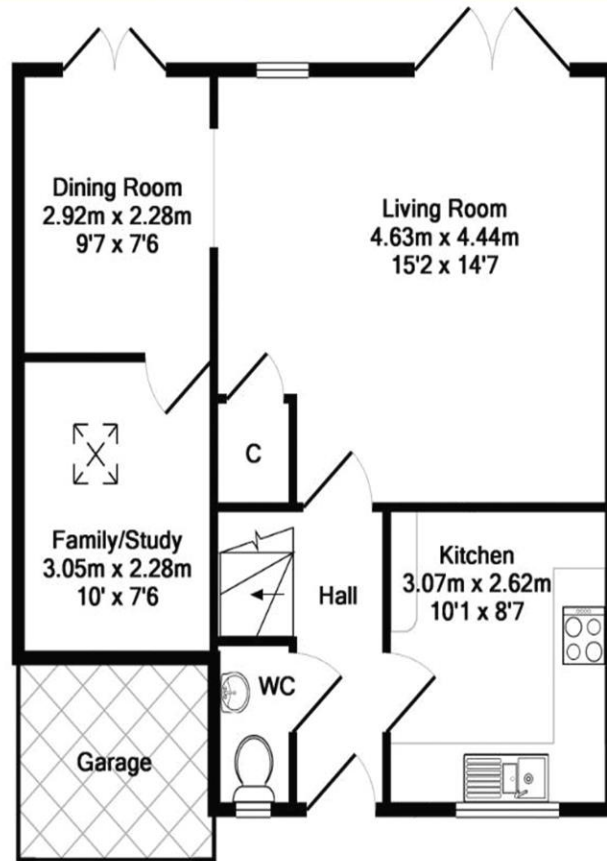




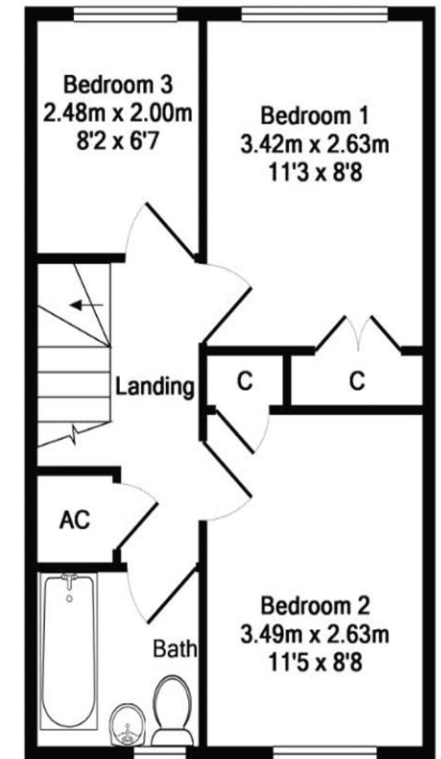
- THREE BEDROOM HOUSE
- LOUNGE/DINER
- FAMILY ROOM
- PRIVATE ENCLOSED GARDEN
- DRIVEWAY PARKING AND GARAGE
- EXCELLENT TRANSPORT LINKS
- QUIET LOCATION IN LYCHPIT
- CLOSE TO LOCAL SHOPS
- GOOD SCHOOL CATCHMENT AREA
- NO CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		85	
		69	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
			84
			66
<i>England, Scotland & Wales</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 48.4 SQ.M.
(521 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.8 SQ.M.
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.2 SQ.M. (895 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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