



**Longacre Rise, Basingstoke, Hampshire, RG24 8BD**

**£320,000**



**NO CHAIN!!!** LODDON PROPERTIES is delighted to bring to the market this beautifully presented, two double bedroom, terrace townhouse in a sought after, private cul-de-sac of Chineham. The ground floor comprises of spacious entrance hall leading to a study/multipurpose room, the utility room and the garage which has room for a car and storage alike and benefits from an up and over garage door. Climbing the stairs to the first floor, you will arrive in the open plan, dual aspect living/dining room and kitchen. The modern kitchen/dining room has plenty of cupboard space and looks out through french doors to the private enclosed garden. The second floor hosts the sleeping accommodation for the property. It benefits from two good sized double bedrooms, both containing built in wardrobes. A modern, fully fitted bathroom, with bath and shower over completing the accommodation. The garden is low maintenance and has a rear access gate. There is garage and driveway parking for two cars to the front of the property. This property benefits from complete privacy due to its locality and leafy surroundings, thus allowing for a very quiet living experience. The property sits on the north east of Basingstoke in Chineham which is highly sought after, being an area of executive living. Well served by comprehensive local amenities a shopping centre in south Chineham, Four Lanes primary school in Hanmore Road, nurseries in Reading Road and Hanmore Road and both doctors and dentists. A brief drive on the A33 takes you south to Basingstoke ring road and both the M3 and main line railway station (Waterloo in 40 minutes) and north to Reading and the M4 passing through adjacent open countryside. Call now to arrange your personal viewing appointment! Tenure: Freehold EPC: D Council tax banding: C





- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN
- STUDY/MULTI PURPOSE ROOM
- UTILITY
- GARAGE & DRIVEWAY PARKING
- ENCLOSED GARDEN
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION - OFF OF READING ROAD
- WALKING DISTANCE TO SHOPS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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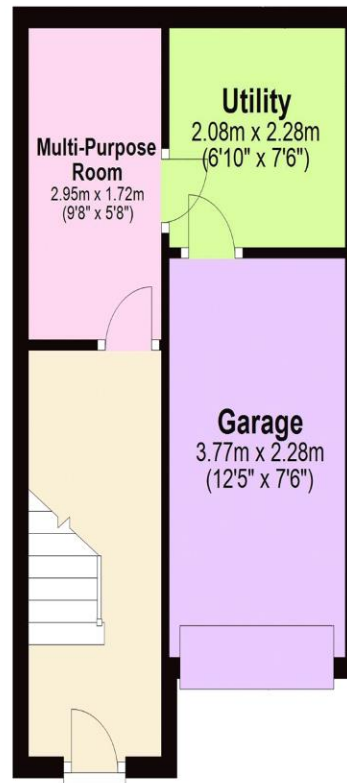


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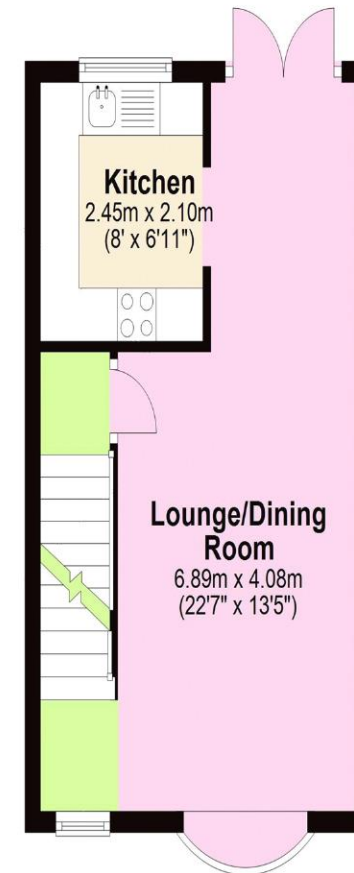
### Ground Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



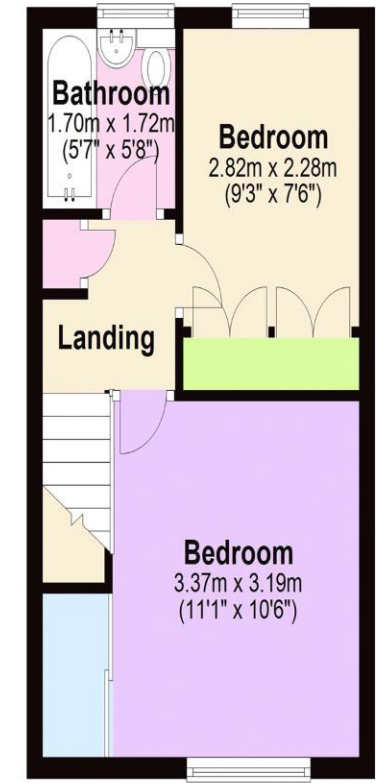
### First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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