



Unexpectedly back on the market** Right Choice Estate Agents are delighted to offer to the market this three/ four bedroom house in the popular area of Winklebury. The ground floor offers an entrance hallway, large living room, generous kitchen/dining room, study/bedroom four & w/c. The first floor benefits from three generous bedrooms and a family bathroom. Additional features include gas radiator heating, private rear garden and access to communal parking.

Location: Winklebury is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and many other leisure facilities.

N/B - This property is a timber framed construction

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band B

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





Kenilworth Road

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

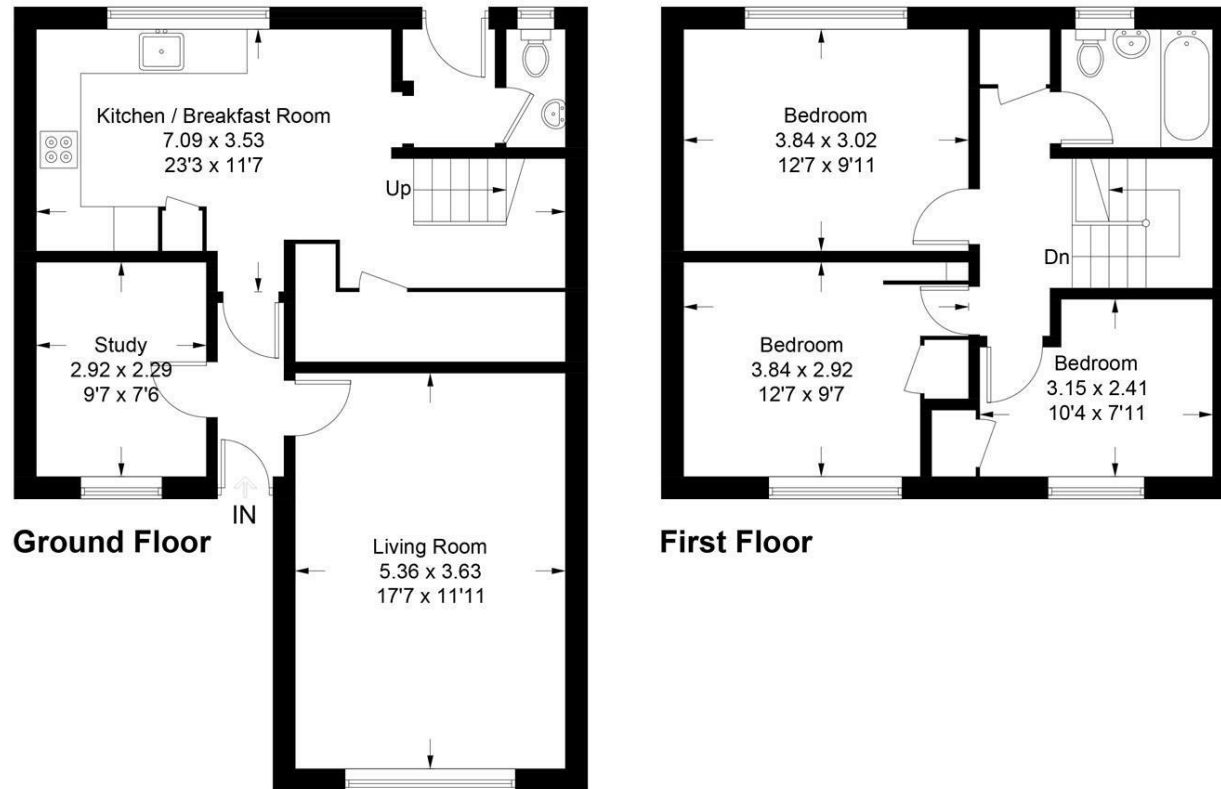



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1039724)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		69	
(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	

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 Berrv. Basinastoke. Hampshire. England. RG224QN. Registered No: 14505100