



Right Choice Estate Agents are delighted to offer to the market this link detached house in the popular Lychpit. The ground floor benefits from an entrance hallway, kitchen/breakfast room, living room, dining room, utility and w/c. The first floor offers three bedrooms, bathroom and en suite. Additional features include a private rear garden, solar panels & battery, electric car charger, garage and driveway parking.

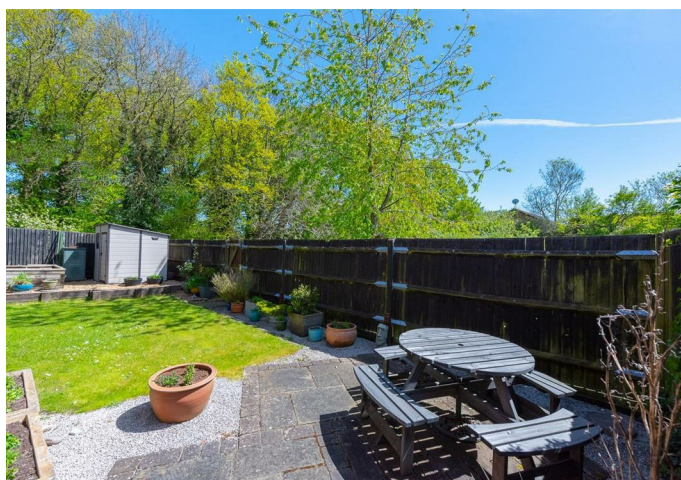
Location: Lychpit is located to the north of Basingstoke and offers local shopping and is only a short walk from the Chineham shopping centre and local primary schools along with bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band E

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) A			
(81-91) B			
(69-80) C			
(55-68) D		70	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Amport Close

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 134.7 sq m / 1450 sq ft
 (Excluding External Store)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077294)



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