



Right Choice Estate Agents are delighted to offer to the market this two bedroom end of terrace house in the popular area of Hatch Warren. The ground floor offers an entrance hallway, kitchen, living/dining room and lean to conservatory. The first floor benefits from two double bedrooms and a fitted bathroom. Additional features include air conditioning in both bedrooms and living room, private rear garden, garage and parking.

Location: Rochester Close is located in the popular Hatch Warren, positioned to the south of Basingstoke close to junction 7 of the M3 motorway, conveniently situated just 3 miles from the centre of Basingstoke and within close range of local amenities that include shops, supermarkets, schools & a restaurant/pub.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C


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

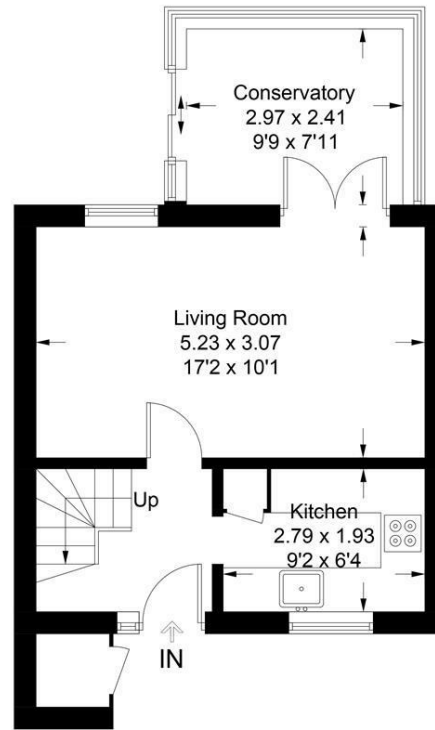




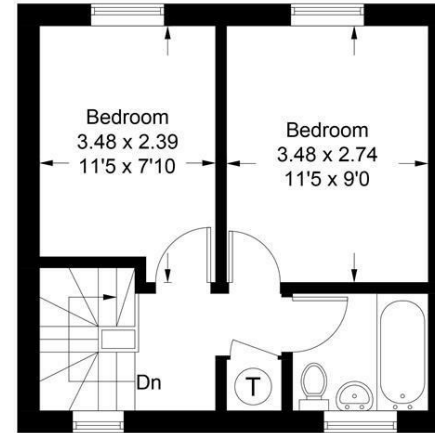
### Rochester Close

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft  
 Outside Cupboard / Garage = 7.7 sq m / 83 sq ft  
 Total = 71.6 sq m / 771 sq ft

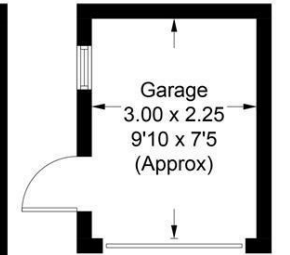
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090871)

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.

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