



Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this well presented bungalow in the highly sought after village of Old Basing. The property offers an entrance hallway leading to a kitchen, breakfast room, living room, three bedrooms and a bathroom. Additional benefits include a private garden and a garage.

Location: Old Basing is a village located on the outskirts of Basingstoke. It has lots of amenities including shops, a cafe and pubs. Basingstoke Town Centre is a short drive away which has a mainline railway station to London Waterloo.


Tenure: Freehold

Local Authority: Basingstoke & Deane - Band D

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

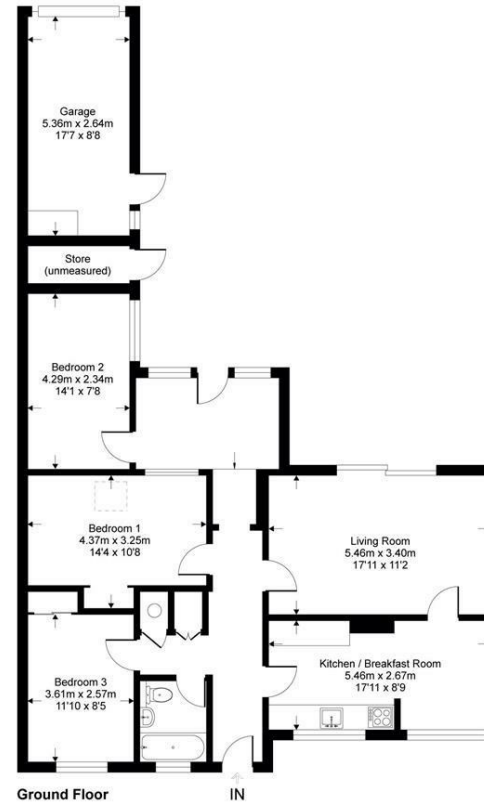




| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Fairthorn Rise

Approximate Gross Internal Area = 94.9 sq m / 1022 sq ft  
 Approximate Garage Internal Area = 13.2 sq m / 143 sq ft  
 Approximate Total Internal Area = 108.1 sq m / 1165 sq ft  
 (excludes store)



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.



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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