



Unexpectedly back on market 02/05/2025 Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this detached family home in the popular Lychpit. The ground floor benefits from an entrance hallway, kitchen/breakfast room, living room, dining room and a shower room. The first floor offers three bedrooms and a family bathroom. Additional features include a generous private rear garden, 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 D

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

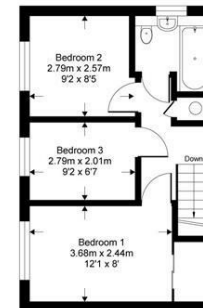




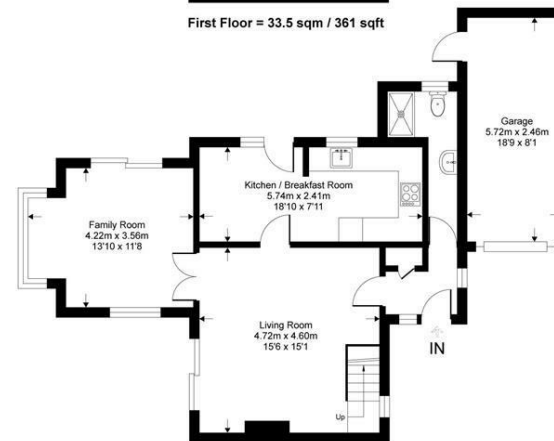
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Cowslip Bank

Approximate Gross Internal Area = 92.1 sq m / 992 sq ft
Approximate Garage Internal Area = 14.1 sq m / 152 sq ft
Approximate Total Internal Area = 106.2 sq m / 1144 sq ft



First Floor = 33.5 sqm / 361 sqft



Ground Floor = 58.6 sqm / 631 sqft

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.



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