





Right Choice Estate Agents are delighted to present this executive detached family home in the highly desirable village of Old Basing. The property benefits from spacious accommodation already but also has the potential for further extension subject to planning.

The ground floor accommodation is comprised of a traditional entrance hallway, a well-presented kitchen breakfast room with access to the garden, shower room and spacious living room which also provides access to the garden.

On the first floor the property offers four generous double bedrooms, three of which benefit from fitted wardrobes. In addition, there is a re-fitted family bathroom, and the master bedroom benefits from a re-fitted en-suite shower room.

Outside, the property has a well-proportioned enclosed rear garden, a double garage and driveway parking.

Location: Old Basing is a charming village on the outskirts of Basingstoke, offering a variety of local amenities including shops, a café, and pubs. Basingstoke Town Centre is just a short drive away, providing easy access to a mainline railway station with direct services to London Waterloo.

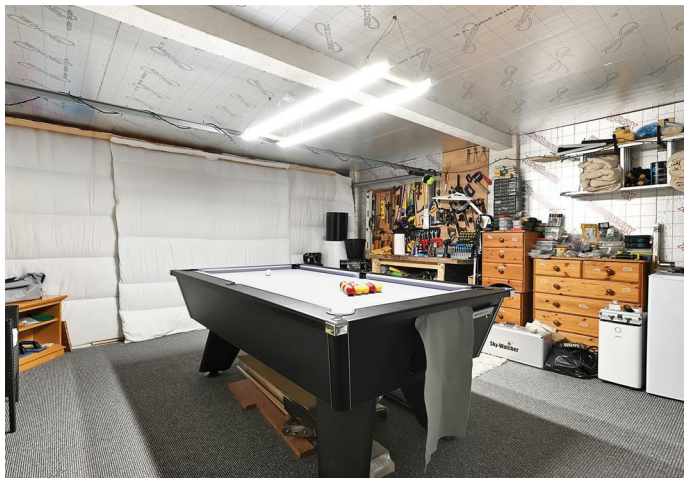
Tenure: Freehold


Local Authority: Basingstoke & Deane - Band E

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







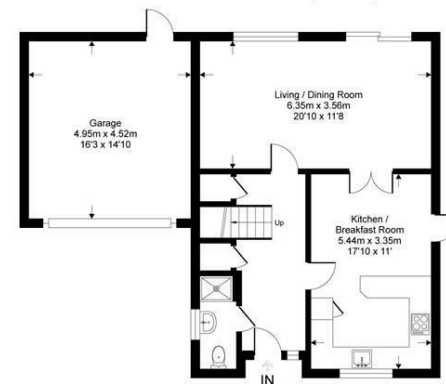
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Rainbow Close

Approximate Gross Internal Area = 116.9 sq m / 1259 sq ft  
Approximate Garage Internal Area = 22.3 sq m / 241 sq ft  
Approximate Total Internal Area = 139.2 sq m / 1500 sq ft



First Floor = 58.9 sqm / 635 sqft



Ground Floor = 57.9 sqm / 624 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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