





Right Choice Estate Agents are delighted to offer to the market this 3 bedroom family home in the popular area of Brighton Hill.

The ground floor provides an entrance porch, a traditional hallway, W/C, large storage cupboard, a refitted kitchen diner and a generous living room which provides access to the rear garden.

The first floor benefits from three bedrooms two of which are spacious doubles and a family shower room.

Externally, the property offers a private rear garden enclosed front garden and access to communal parking.

Location: Quilter Road is located in the popular Brighton Hill, close to schools, dentists, doctors and other amenities, shops, take away's and parks, great community with bus service and convenient access to the M3 positioned to the south of Basingstoke.

Tenure: Freehold


Local Authority: Basingstoke & Deane Borough Council - Band C

EPC Rating: C

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

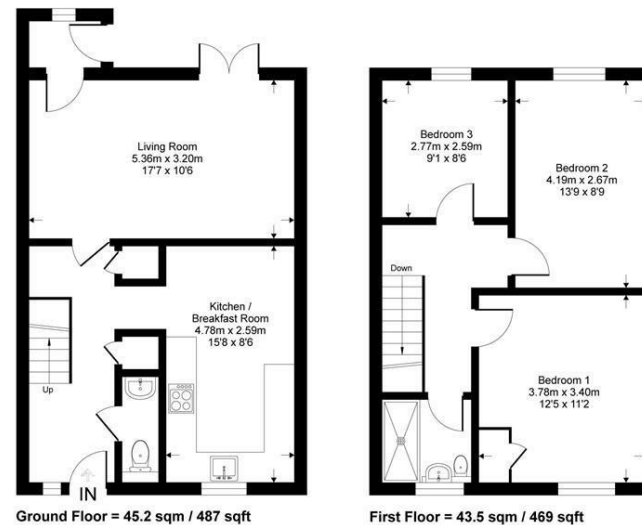




| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (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<br>2002/91/EC |  |

### Quilter Road

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft



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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