





Right Choice Estate Agents are thrilled to bring to the market this charming one-bedroom house, offered with no onward chain, and nestled in the ever-popular village of Old Basing. Step inside via the welcoming entrance porch into a bright and airy open-plan living space, complete with a stylishly refitted kitchen perfect for modern living. Upstairs boasts a spacious double bedroom and a well-appointed bathroom. Outside, enjoy your own private rear garden, ideal for relaxing or entertaining, along with the convenience of allocated parking.

**Location:** Nestled on the edge of Basingstoke, Old Basing is a picturesque and historic village that offers the charm of countryside living with the convenience of town amenities close by. Renowned for its quaint character, period architecture, and village community spirit, Old Basing also boasts a selection of traditional pubs, local shops, and scenic walking routes, including the beautiful Basing House ruins and riverside paths. Excellent transport links to London and surrounding areas make it a popular choice for commuters, while the nearby Basingstoke town centre provides extensive shopping, dining, and leisure facilities. A perfect blend of heritage, tranquillity, and accessibility.


**Tenure:** Freehold

**Local Authority:** Basingstoke & Deane - Band B

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

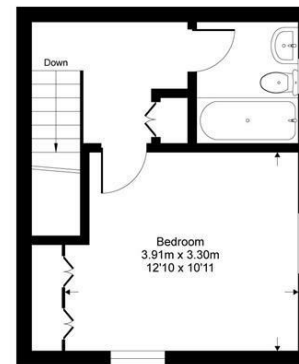




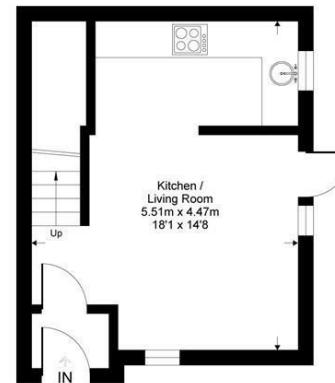
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Basingfield Close

Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



First Floor = 24.6 sqm / 265 sqft



Ground Floor = 24.9 sqm / 269 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.

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.

Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100