





Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this semi detached bungalow in the highly sought after village of Ellisfield. The property offers an entrance hallway leading to a kitchen, living room, conservatory, two bedrooms and a shower room. Additional features include a generous rear garden and a garage.

Location: Ellisfield is a charming Hampshire village just a short drive from Basingstoke, offering the perfect blend of peaceful countryside living and easy access to town amenities. Surrounded by rolling farmland, woodland walks, and traditional village character, it's ideal for those seeking a rural retreat without losing modern convenience. Excellent transport links, nearby schools, and a welcoming community make Ellisfield a sought-after location for families and professionals alike.

Tenure: Freehold

The seller advises us that the service charge is £3.86 per week or £189.18 annual charge - this is for water supply & drainage.

Local Authority: Basingstoke & Deane - Band C

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





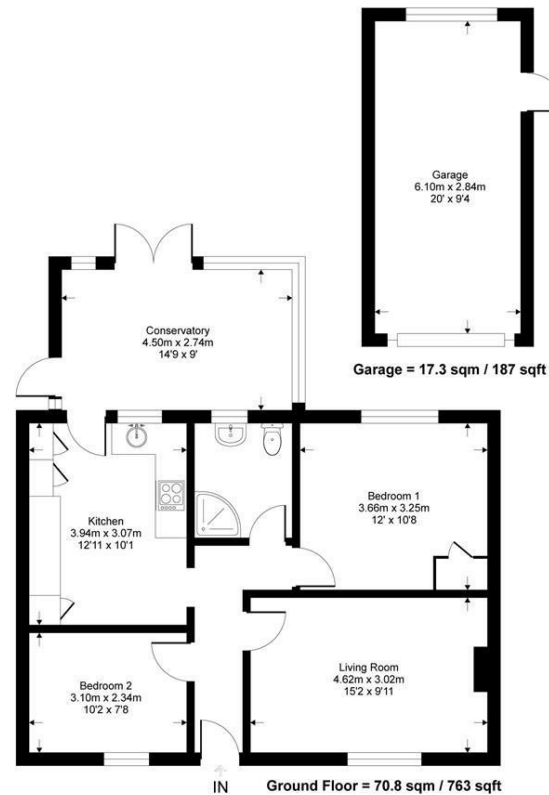




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>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

### Cannon Close

Approximate Gross Internal Area = 70.8 sq m / 763 sq ft  
 Approximate Garage Internal Area = 17.3 sq m / 187 sq ft  
 Approximate Total Internal Area = 88.1 sq m / 950 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. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100