



**\*No Onward Chain\*** Right Choice Estate Agents are delighted to offer to the market this terraced house on the popular Flaxfield Road. The ground floor offers a living room, dining room, kitchen & w/c. The first floor benefits from two bedrooms, bathroom and an en suite w/c. Additional features include a loft room, garden & access to parking subject to a fee of £14 pcm.

**Location:** Situated just moments from Basingstoke town centre, Flaxfield Road offers superb convenience with easy access to shops, transport links and local amenities. This well-established residential street features character homes, making it ideal for buyers seeking central living in a vibrant, well-connected location. Schools, green spaces and the railway station are all close by, providing an excellent balance of practicality and lifestyle."

**Tenure:** Freehold

**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>                          |           | <b>86</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>                            | <b>70</b> |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Flaxfield Road

Approximate Gross Internal Area = 88.4 sq m / 952 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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