



Right Choice Estate Agents are delighted to offer to the market this detached family home just off of the popular Old Worting Road. The ground floor accommodation offers an entrance hallway leading to a kitchen, dining room, living room, study, utility and w/c . The first floor benefits from four bedrooms the master of which has its own en suite and a family bathroom. Additional features include a private rear garden, garage and workshop.

Location: Mercer Close is located off of old Worting Road. Nearby amenities include a Dentist, Doctors Surgery, pharmacy, convenience stores, schools, churches, parks and open space all within walking distance. The location benefits from a number of bus stops offering travel links to the Town Centre. Basingstoke Leisure Park is nearby which offers restaurants, cinema, ice rink, swimming centre and bowling alley. Basingstoke's Town Centre houses the Festival Place Shopping Centre and The Malls, and the mainline train station to London Waterloo.


Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band E

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

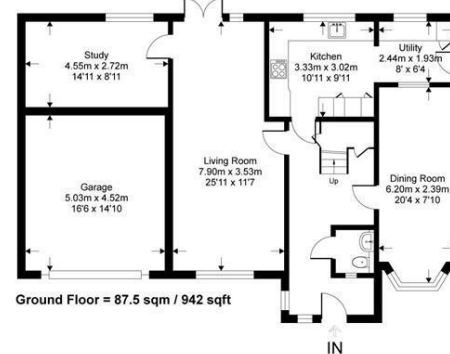
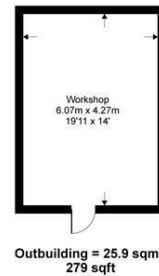
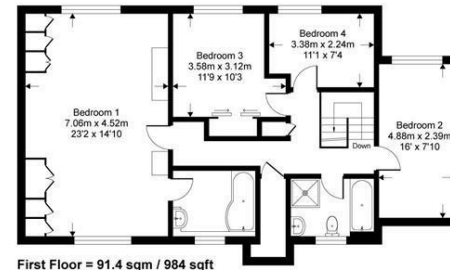




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Mercer Close

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
 Approximate Garage Internal Area = 21.7 sq m / 234 sq ft
 Approximate Outbuilding Internal Area = 25.9 sq m / 279 sq ft
 Approximate Total Internal Area = 226.5 sq m / 2439 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